



AGENDA

FOR THE

REGULAR BOARD OF ALDERMEN MEETING

OF

MONDAY, OCTOBER 5, 2015

AT THE

MANCHESTER POLICE FACILITY
200 HIGHLANDS BOULEVARD DRIVE



REGULAR MEETING OF THE BOARD OF ALDERMEN

NEXT BILL: 15-2241
NEXT ORD: 15-2119
NEXT RES: 15-0538

DATE: MONDAY, OCTOBER 5, 2015 – 7:00 p.m.

MEETING TO BE HELD AT THE POLICE FACILITY
200 HIGHLANDS BOULEVARD DRIVE

CONTINUED PUBLIC HEARING: A Special Use Permit Request for outside
propane tank storage at 14244-14264
Manchester Road

CONTINUED PUBLIC HEARING: A Special Use Permit Request for
permanent outside displays at
14244-14264 Manchester Road

CONTINUED PUBLIC HEARING: A Special Use Permit Request for
four seasonal displays and outside
retail sales at 14244-14264 Manchester
Road

CONTINUED PUBLIC HEARING: A Special Use Permit Request for
a package liquor store at 701 Big Bend
Road

AGENDA

PAGE NO.

1. Call to Order:
 - a. Pledge of Allegiance to the Flag
 - b. Invocation
2. Roll Call and Statement of Quorum

3. Approval of the Minutes:
 - a. Minutes of the September 21, 2015 Public Hearing regarding the 2015 Property Tax Levy 1
 - b. Minutes of the September 21, 2015 Public Hearing regarding a Special Use Permit Request for a package liquor store at 701 Big Bend Road 2 - 3
 - c. Minutes of the September 21, 2015 Public Hearings regarding a Special Use Permit Request for Outside propane tank storage at 14244-14264 Manchester Road, regarding a Special Use Permit Request for Permanent outside displays at 14244-14264 Manchester Road, and regarding a Special Use Permit Request for four Seasonal displays and outside retail sales at 14244-14264 Manchester Road 4 - 5
 - d. Minutes of the September 21, 2015 Public Hearing regarding an amendment to the Code modifying regulations of off-street parking requirements 6 - 7
 - e. Minutes of the September 21, 2015 Public Hearing regarding an amendment to the Code modifying requirements for business signs attached to buildings 8 - 9
 - f. Minutes of the September 21, 2015 Regular Board of Aldermen meeting 10 - 14
4. Establishment of Order of Items on the Agenda
5. Consideration of Petitions and Comments from the Public
 - a. Commendation of Police Officers
 1. School Resource Officer Evan Waters
 2. Police Officer Jason Gibbs
 - b. Presentation of renovation to the Parks building –
- Matt Wolfe, Wolfe Architecture and Design
 - c. Comments from the Public
6. Reports from the Mayor
 - a. Mayoral Report

7.	Reports from the City Administrator	
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8.	Reports from Committees	
a.	Planning and Zoning Commission	
b.	Homecoming Committee	
c.	Manchester Arts	
9.	Action on Old Bills	
a.	Bill # 15-2234 - an Ordinance approving lot consolidation for 14244-14264 Manchester Road – second reading - Alderman Hamill	33 - 37
b.	Bill # 15-2235 - an Ordinance approving Special Use Permit for outside propane tank storage at 14244-14264 Manchester Road – second reading – Alderman Hamill	38 - 49
c.	Bill # 15-2236 - an Ordinance approving Special Use Permit for permanent outside displays a 14244-14264 Manchester Road – second reading – Alderman Stevens	50 - 61
d.	Bill # 15-2237 - An Ordinance approving Special Use Permit for four seasonal displays and outside retail sales at 14244-14264 Manchester Road – second reading - Alderman Stevens	62 - 73
e.	Bill # 15-2238 - An Ordinance approving an amendment to the Code modifying regulations of off-street parking – second reading - Alderman Baumann	74 - 81
f.	Bill # 15-2239 - An Ordinance approving an amendment to the Code modifying requirements for business signs attached to businesses – second reading – Alderman Baumann	82 - 88
g.	Bill # 15-2240 - An Ordinance amending the Code of Ordinances regarding outdoor smokers – second reading –TO BE DEFERRED Alderman Diehl	89 - 94

10. Introduction of New Bills

- a. Bill approving a Special Use Permit Request for a package liquor store at 701 Big Bend Road – Alderman Ottenad
***EMERGENCY LEGISLATION REQUESTED
BY DISCOUNT LIQUORS*** 95 - 103
- b. Bill amending the Code of Ordinances in regard to failure to appear in Municipal Court – Alderman Diehl 104 - 105
- c. Resolution approving submission of grant application for Parks Building – Alderman Clement 106

11. Miscellaneous

- a. Liquor License Approvals: 107
 - 1. Discount Liquors
 - 2. Little Tokyo Restaurant
- b. Comments from the Public

12. Adjournment

Note: Due to ongoing City business, all meeting agendas should be considered tentative.

If you are a person with a disability or have special needs in order to participate in this public meeting, please contact City Administrator Andy Hixson no later than 72 hours before the meeting.

For more information, call: 636-227-1385 VOICE;
1-800-735-2966 TDD;
1-800-735-2466 RELAY MISSOURI

Posted Friday, October 2, 2015 at 12:30 p.m.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE
CONTINUED TO OCTOBER 5, 2015

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE # 15-SUP-014: A request for a Special Use Permit has been made by A & R Manchester, LLC, d/b/a Academy Sports, to engage in year-round outdoor storage and sale of portable propane tanks at 14244-14264 Manchester Road. The property is zoned C-1 Commercial District.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE
CONTINUED TO OCTOBER 5, 2015

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE # 15-SUP-015: A request for a Special Use Permit has been made by A & R Manchester, LLC, d/b/a Academy Sports, to engage in year-round outdoor storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244-14264 Manchester Road. The property is zoned C-1 Commercial District.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

CONTINUED TO OCTOBER 5, 2015

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE # 15-SUP-016: A request for a Special Use Permit has been made by A & R Manchester, LLC, d/b/a Academy Sports, to have four outdoor displays per calendar year of materials, equipment, goods, supplies and/or merchandise at 14244-14264 Manchester Road. The property is zoned C-1 Commercial District.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

CONTINUED TO OCTOBER 5, 2015

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #15-SUP-013 – A request for a Special Use Permit has been made by Rani, LLC dba Discount Liquors to operate a package liquor retail store at 701 Big Bend Road. The property is zoned C-2 Commercial District.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, SEPTEMBER 21, 2015
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING
THE 2015 TAX LEVY**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:03 p.m.

Roll call showed those present were Alderman Stevens, Alderman Hamill, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Ottenad and Alderman Clement were absent. A quorum was present.

The following notice of the public hearing was then read:

“The Board of Aldermen of the City of Manchester will hold a public hearing at 7:00 p.m. on September 8, 2015 at Manchester Police Headquarters, 200 Highlands Boulevard, at which time citizens may comment on the proposed 2015 Property Tax Levy for the City’s General Operating Fund and Debt Service Fund. Specific discussion will be held regarding the current year rate ceiling and voluntary rate reduction.”

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Director of Finance Dave Tuberty reviewed the City’s assessed valuation and rates for the General Operating Fund and the Debt Service Fund.

There were no opponents, no comments from the public, and no questions from the Board of Aldermen or City Staff.

Mayor Willson closed the public hearing at 7:08 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S
City Clerk

Note: This is a journal of the Public Hearing held September 21, 2015 regarding the 2015 Property Tax Levy, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, SEPTEMBER 21, 2015
AT 200 HIGHLANDS BOULEVARD DRIVE REGARDING
A REQUEST FOR A SPECIAL USE PERMIT
TO OPERATE
A PACKAGE LIQUOR RETAIL STORE AT 701 BIG BEND ROAD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:08 p.m.

Roll call showed those present were Alderman Stevens, Alderman Hamill, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Ottenad and Alderman Clement were absent. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen will hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A request for a Special Use Permit has been made by Rani, LLC dba Discount Liquors to operate a package liquor retail store at 701 Big Bend Road. The property is zoned C-2 Commercial District.”

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Mayor Willson asked if there were any proponents here to speak on behalf of Discount Liquors.

There were no representatives to speak as proponents on behalf of Discount Liquors.

City Attorney Gunn stated this is a gentleman that is seeking a special use permit for a liquor store and he has a current operation in the City, and when he opened that business he didn't acquire a Special Use Permit because it was in St. Louis County at the time. Now, that he is relocating the business within the same complex he does require a Special Use Permit. Unfortunately, he is obviously not at the meeting.

Mayor Willson continued this Public Hearing to the October 5, 2015 meeting.

Mayor Willson closed the public hearing at 7:11 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S
City Clerk

***Note:** This is a journal of the Public Hearing held September 21, 2015 regarding the a request for a special use permit to operate a package liquor retail store at 701 Big Bend road (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.*



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, SEPTEMBER 21, 2015
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A REQUEST FOR SPECIAL USE PERMITS
BY A & R MANCHESTER, LLC, D/B/A ACADEMY SPORTS,
TO ENGAGE IN YEAR-ROUND
OUTDOOR STOREFRONT STORAGE AND SALE OF MERCHANDISE, INCLUDING
PORTABLE PROPANE TANKS AT 14244-14264 MANCHESTER ROAD.**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:11 p.m.

Roll call showed those present were Alderman Stevens, Alderman Hamill, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Ottenad and Alderman Clement were absent. A quorum was present.

The following notices of the public hearing were then read:

"The City of Manchester Board of Aldermen will hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A request for a Special Use Permit has been made by A & R Manchester, LLC, d/b/a Academy Sports, to engage in year-round outdoor storage and sale of portable propane tanks at 14244-14264 Manchester Road. The property is zoned C-1 Commercial District.

A request for a Special Use Permit has been made by A & R Manchester, LLC, d/b/a Academy Sports, to engage in year-round outdoor storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244-14264 Manchester Road. The property is zoned C-1 Commercial District.

A request for a Special Use Permit has been made by A & R Manchester, LLC, d/b/a Academy Sports, to have four outdoor displays per calendar year of materials, equipment, goods, supplies and/or merchandise at 14244-14264 Manchester Road. The property is zoned C-1 Commercial District."

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Mr. Stephen L Kling, Jr. an attorney with Jenkins & Kling, P.C., 150 N. Meramec, Clayton, Missouri, representing the applicant, A & R Manchester LLC. All these requests relate to A & R's property at 14244 – 14264 Manchester Road. He stated that part of this property has been vacant and all these requests relate to a proposed Academy Sports Center on part of the property.

Mr. Kling stated that Mr. George Stock, Stock & Associates Consulting Engineers would be speaking about the Special Use Permit Requests, and also Mr. John Keenan from Academy Sports was in attendance to answer any questions.

Mr. George Stock, Stock & Associates Consulting Engineers, stated he is part of a development team; he discussed the three different Special Use Permits, as noted, and the site plan for part of Milan Plaza.

There were no opponents, no comments from the public, and no questions from the Board of Aldermen or City Staff.

Mayor Willson stated that these three Public Hearings will be left open until the October 5, 2015 meeting.

The Public Hearing was closed at 7:20 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S
City Clerk

Note: This is a journal of the Public Hearing held September 21, 2015 regarding the requests for Special Use Permits for A&R Manchester, LLC, d/b/a Academy Sports at 14244-14264 Manchester Road. (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, SEPTEMBER 21, 2015
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A TEXT AMENDMENT PROPOSED
TO SECTIONS 405.290 OF THE CITY'S ZONING CODE
TO MODIFY THE REGULATIONS RELATIVE TO
OFF-STREET PARKING**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:20 p.m.

Roll call showed those present were Alderman Stevens, Alderman Hamill, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Ottenad and Alderman Clement were absent. A quorum was present.

The following notice of the public hearing was then read:

"The City of Manchester Board of Aldermen will hold a public hearing on Monday, September 21, 2015 at the Manchester Police Facility, 200 Highlands Boulevard, to consider the following:

A text amendment is proposed to Sections 405.290 of the City's Zoning Code to modify the regulations relative to the off-street parking requirements for mixed uses in the City of Manchester."

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

City Attorney Gunn stated he would speak for the proponents. He said this item is staff generated. Currently the City has an off-street parking requirement in the commercial areas of five spaces per 1,000 square feet of retail space.

City Attorney Gunn advised that for some time the staff has felt that is a bit high because they have noticed very many empty parking spots for very large portions of the year. He continued to say that as part of the process, the staff analyzed and considered the parking requirements for many of the neighboring cities and determined that for a very large part those parking requirements were four parking spots per 1,000 square feet of retail. Furthermore, St. Louis County recently

adopted a change to their zoning regulations for a reduction in their parking space requirements from five spaces per 1000 to four spaces per 1000 parking spaces, so that was further impetus to consider the change within the City of Manchester.

City Attorney Gunn stated that this should reduce unnecessary parking spaces, which means a lot of asphalt or concrete and water runoff which is environmentally unfriendly if there are spaces that are not used. He said that staff believe the change in this text amendment will be enough to satisfy the needs of retail businesses and residents and visitors to the City, although there will be days it will be crowded, such as the day after Thanksgiving. Staff has recommended this text amendment be approved by the Board.

City Administrator Andy Hixson stated the Planning and Zoning Commission recommended approval of this text amendment unanimously.

Mayor Willson closed the public hearing at 7:29 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S
City Clerk

Note: This is a journal of the Public Hearing held September 21, 2015 regarding a text amendment proposed to Section 405.290 of the City's Zoning Code to modify the regulations relative to the off-street parking. (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, SEPTEMBER 21, 2015
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A TEXT AMENDMENT PROPOSED TO
SECTION 405.340 OF THE CITY'S ZONING CODE TO
MODIFY THE REGULATIONS RELATIVE TO THE REQUIREMENTS
FOR BUSINESS SIGNS ATTACHED TO BUILDINGS**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:29 p.m.

Roll call showed those present were Alderman Stevens, Alderman Hamill, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Ottenad and Alderman Clement were absent. A quorum was present.

The following notice of the public hearing was then read:

"The City of Manchester Board of Aldermen will hold a public hearing on September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A text amendment is proposed to section 405.340 of the City's zoning code to modify the regulations relative to the requirements for business signs attached to buildings in the City of Manchester."

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

City Attorney Gunn spoke as a proponent, stating that this proposed amendment is staff generated. He stated that the City has known for some time that we have a number of businesses which are a considerable distance from Manchester Road and because of that distance, the visibility of those businesses has been significantly hindered.

City Attorney Gunn stated that as part of an analysis of the general terms of the City sign regulations, the staff determined it appropriate to focus on those regulations as they affected wall signs for businesses that were a certain distance from Manchester Road. What this text amendment

provides is for certain businesses that meet a rather specific criteria, their signs can be a bit larger than signs for businesses that are much closer to or front onto Manchester Road. This would involve businesses that have at least 100,000 square feet of building floor area, the majority of the building frontage facing Manchester Road, and all buildings in the development being more than 400 linear feet from Manchester Road. He said the main motivation at the outset was traffic circulation, and it was determined that a reasonable way to approach that would be to consider a slightly larger sign for those businesses, rather than if the business was closer to Manchester Road. City Attorney Gunn stated this proposed change would increase the signage from 5% to 8% of wall area. This would make those businesses more visible, it would be better for business, help traffic flow, and not be a disadvantage of a business closer to Manchester Road.

City Administrator Andy Hixson stated the Planning and Zoning Commission recommended approval of this text amendment unanimously.

Mayor Willson closed the public hearing at 7:36 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S
City Clerk

Note: This is a journal of the Public Hearing held September 21, 2015 regarding a text amendment proposed to section 405.340 of the City's zoning code to modify the regulations relative to the requirements for business signs attached to buildings (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, SEPTEMBER 21, 2015
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:36 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Stevens, Alderman Hamill, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Ottenad and Alderman Clement were absent. A quorum was present.

3. APPROVAL OF THE MINUTES

a. Minutes of the September 8, 2015 Public Hearing regarding the 2015 Property Tax Levy

Alderman Hamill made the motion to approve the Minutes of the September 8, 2015 Public Hearing regarding the 2015 Property Tax Levy. The motion was seconded by Alderman Baumann and carried unanimously, without objection.

b. Minutes of the September 8, 2015 Regular Board of Aldermen meeting

Alderman Hamill made the motion to approve the Minutes of the September 8, 2015 Regular Board of Aldermen meeting. The motion was seconded by Alderman Stevens and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Diehl stated 10 (a) would need to be postponed to the next meeting, along with the emergency legislation that had been requested.

Alderman Hamill made the motion to approve the Order of Items on the Agenda as amended. The motion was seconded by Alderman Baumann and carried unanimously without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

- a. New Liquor License for Discount Liquors, pending approval of item 10 (a)

This item was postponed.

- b. Comments from the Public

There were none.

6. REPORTS FROM THE MAYOR

- a. Mayoral Report

Mayor Willson reported on September 11, he was a guest at Christ Prince of Peace, and they did a 9/11 ceremony. He said that on September 12, 13 and 14, he attended the annual Homecoming Festival. The Homecoming was very nice and he got many compliments about the parade. He wanted to thank the volunteers, because the City of Manchester could not do the event without the volunteers.

Mayor Willson reported on September 14, he attended the Planning and Zoning meeting; on the 17th he attended the senior staff meeting; on the 18th he attended, along with City Administrator Hixson, the Government Affairs meeting in Wildwood, and he and Alderman Diehl attended the Big Bend Woods Subdivision meeting. He said that at the Government Affairs meeting, the Missouri Department of Transportation (MoDOT) gave an update that the area of 141 and 64 should be finished by the end of the year, they are working on 141 and 44 on a regular basis, Manchester Road is pretty well finished, and they are designating prairie grass along 141. He said that MoDOT did advise that tax dollars received from gasoline has gone up because since the cost of gas is lower, so people are driving more.

Mayor Willson recognized that City Administrator Hixson is now the President of the West County Rotary Club and Chairman-elect of the West County Chamber of Commerce.

Mayor Willson stated that the next day, there will be a time capsule opening at Barretts School; the time capsule was buried 20 years ago. He stated that he and City Administrator Hixson would be attending.

7. REPORTS FROM THE CITY ADMINISTRATOR

- a. List of Paid Bills (Warrant dates of September 6, 2015 – September 19, 2015)

There were no questions.

8. REPORTS FROM COMMITTEES

- a. Planning and Zoning Commission

City Administrator Hixson stated there will be no meeting next week. He stated that Director of Planning and Zoning Erika Kennett will be starting October 1.

- b. Homecoming Committee

There was no update.

c. Manchester Arts

Alderman Stevens wanted to make everyone aware of a new and unique event, Manchester Arts is sponsoring Manchester Arts Fest on Saturday, September 26 from noon to 6:00 p.m. at Schroeder Park. She said there will be all different kinds of artists; pottery, jewelry, painters and story tellers and poetry. There will be all different kinds of foods also. This event is for all age groups.

9. ACTION ON OLD BILLS

a. BILL # 15-2232 - AN ORDINANCE ESTABLISHING THE 2015 PROPERTY TAX LEVY

Alderman Hamill read for second time Bill # 15-2232, entitled: "AN ORDINANCE ESTABLISHING AND LEVYING THE RATE OF TAXATION UPON ALL REAL AND PERSONAL PROPERTY IN THE CITY OF MANCHESTER FOR CALENDAR YEAR 2015", by title only.

Alderman Hamill made the motion that Bill # 15-2232 become Ordinance # 15-2118. The motion was seconded by Alderman Baumann.

A poll of the Board showed:

Alderman Baumann – aye
Alderman Ottenad – absent
Alderman Clement – absent
Alderman Stevens – aye
Alderman Hamill – aye
Alderman Diehl – aye

Mayor Willson announced the motion passed 4 – 0, with no objections, with two absentees.

10. INTRODUCTION OF NEW BILLS

a. BILL APPROVING A SPECIAL USE PERMIT REQUEST FOR A PACKAGE LIQUOR STORE AT 701 BIG BEND

This Bill was postponed.

b. BILL APPROVING LOT CONSOLIDATION FOR 14244-14264 MANCHESTER ROAD

Alderman Hamill introduced Bill #15-2234, entitled: "AN ORDINANCE APPROVING THE CONSOLIDATION OF TWO (2) PARCELS OF PROPERTY DESCRIBED IN EXHIBIT "1" ATTACHED HERETO AND COMMONLY KNOWN AS AND NUMBERED 14224-14264 MANCHESTER ROAD IN THE CITY OF MANCHESTER, MISSOURI", by title only.

No further action at this time.

- c. BILL APPROVING SPECIAL USE PERMIT FOR OUTSIDE PROPANE TANK STORAGE AT 14244-14264 MANCHESTER ROAD

Alderman Hamill introduced Bill # 15-02235, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ACADEMY, LTD., TO ENGAGE IN THE YEAR ROUND OUTDOOR STORAGE AND SALE OF PORTABLE PROPANE TANKS AT 14244-14264 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(25) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action at this time.

- d. BILL APPROVING SPECIAL USE PERMIT FOR PERMANENT OUTSIDE DISPLAYS AT 14244-4264 MANCHESTER ROAD

Alderman Stevens introduced Bill # 15-02236, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ACADEMY, LTD., TO ENGAGE IN THE YEAR ROUND OUTSIDE STOREFRONT STORAGE AND SALE OF MATERIALS, EQUIPMENT, GOODS, SUPPLIES, AND/OR MERCHANDISE AT 14244-14264 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(D)(1) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER" by title only.

No further action at this time.

- e. BILL APPROVING SPECIAL USE PERMIT FOR FOUR SEASONAL DISPLAYS AND OUTSIDE RETAIL SALES AT 14244-14264 MANCHESTER ROAD

Alderman Stevens introduced Bill # 15-02237, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ACADEMY, LTD., TO ENGAGE IN THE YEAR ROUND OUTSIDE STOREFRONT STORAGE AND SALE OF MATERIALS, EQUIPMENT, GOODS, SUPPLIES, AND/OR MERCHANDISE AT 14244-14264 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(D)(1) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER" by title only.

No further action at this time.

- f. BILL APPROVING AN AMENDEMNT TO THE CODE MODIFYING REGULATIONS OF OFF-STREET PARKING

Alderman Baumann introduced Bill # 15-2238, entitled: "AN ORDINANCE AMENDING SECTION 405.290 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER REGULATING THE OFF-STREET PARKING REQUIREMENTS FOR MIXED USES IN THE CITY OF MANCHESTER," by title only.

No further action at this time.

- g. BILL APPROVING AN AMENDMENT TO THE CODE MODIFYING REQUIREMENTS FOR BUSINESS SIGNS ATTACHED TO BUSINESSES

Alderman Baumann introduced Bill # 15-2239, entitled: "AN ORDINANCE AMENDING SECTION 405.340 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER REGULATING THE REQUIREMENTS FOR BUSINESS SIGNS ATTACHED TO BUILDINGS IN THE CITY OF MANCHESTER," by title only.

No further action at this time.

- h. BILL AMENDING THE CODE OF ORDINANCES REGARDING OUTDOOR SMOKERS

Alderman Diehl introduced Bill # 15 - 2240, entitled: "AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, MISSOURI, BY ADDING A NEW SECTION 215.155 RELATING TO OUTDOOR COMMERCIAL COOKING," by title only.

No further action at this time.

11. MISCELLANEOUS

- a. Comments from the Public

Mr. Vadim Adamov, 411 Glan Tai, stated he wanted to give public awareness of non-existent parking tickets and notices of parking violations coming out of the City of St. Louis.

12. ADJOURNMENT

At 7:57 p.m., there being no further business, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Baumann and carried unanimously, without objection. The meeting adjourned at 7:57 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S
City Clerk

Note: This is a journal of the Board of Aldermen meeting held Tuesday, September 21, 2015 (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.



Manchester, MO

Check Register

Packet: APPKT00794 - Check Run - 20150923

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
0010	Ameren Missouri	09/23/2015	Regular	0.00	192.82	44980
0009	Ameren Missouri	09/23/2015	Regular	0.00	15,852.27	44981
2154	Animal Care Service, Inc.	09/23/2015	Regular	0.00	100.00	44982
1029	Aramark Uniform Services	09/23/2015	Regular	0.00	229.82	44983
2156	BeneFlex HR Resources, Inc.	09/23/2015	Regular	0.00	553.15	44984
0060	Bussen Quarries, Inc.	09/23/2015	Regular	0.00	152.80	44985
0062	C & R Lock & Key Service	09/23/2015	Regular	0.00	5.90	44986
2290	CDD, LLC	09/23/2015	Regular	0.00	18.72	44987
0034	City of Ballwin	09/23/2015	Regular	0.00	12,448.25	44988
2600	Commerce Bank - Commercial Card	09/23/2015	Regular	0.00	524.99	44989
2601	Commerce Bank - Commercial Card	09/23/2015	Regular	0.00	1,141.98	44990
2336	Commerce Bank - Commercial Card	09/23/2015	Regular	0.00	964.00	44991
2093	Commerce Bank - Commercial Card	09/23/2015	Regular	0.00	199.40	44992
2337	Commerce Bank - Commercial Card	09/23/2015	Regular	0.00	319.87	44993
2260	Commerce Bank - Commercial Card	09/23/2015	Regular	0.00	282.65	44994
1902	Commerce Bank - Commercial Card	09/23/2015	Regular	0.00	284.36	44995
2285	Commerce Bank Commercial Card	09/23/2015	Regular	0.00	140.00	44996
1970	Copying Concepts	09/23/2015	Regular	0.00	479.79	44997
0094	Dale Sign Service	09/23/2015	Regular	0.00	600.00	44998
1116	Firestone Complete Auto Care	09/23/2015	Regular	0.00	210.00	44999
0421	Home Depot Credit Services	09/23/2015	Regular	0.00	142.91	45000
1875	International Institute of Municipal (09/23/2015	Regular	0.00	180.00	45001
2022	Just Me Apparel	09/23/2015	Regular	0.00	329.40	45002
0168	Kelly's Engraving & Trophies	09/23/2015	Regular	0.00	350.00	45003
0183	Leon Uniform	09/23/2015	Regular	0.00	49.50	45004
1255	Lifeguards Unlimited, Inc.	09/23/2015	Regular	0.00	12,703.48	45005
0148	Login, Inc./IACP Net - Membership	09/23/2015	Regular	0.00	875.00	45006
0185	Mark S. Levitt	09/23/2015	Regular	0.00	2,981.25	45007
1279	Michael P. Gunn	09/23/2015	Regular	0.00	2,700.00	45008
1261	Midwest Elevator Co., Inc.	09/23/2015	Regular	0.00	366.00	45009
0217	Missouri Petroleum Products Co.	09/23/2015	Regular	0.00	1,080.00	45010
1988	N. B. West Contracting Company	09/23/2015	Regular	0.00	315.10	45011
0251	Office Depot	09/23/2015	Regular	0.00	824.59	45012
1192	Petty Cash by Bob Ruck	09/23/2015	Regular	0.00	32.50	45013
1082	Petty Cash by Eileen Collins	09/23/2015	Regular	0.00	112.34	45014
0279	Rejis Commission	09/23/2015	Regular	0.00	2,805.78	45015
2179	Republic Services - #346	09/23/2015	Regular	0.00	106,087.60	45016
2722	Royal Papers	09/23/2015	Regular	0.00	206.55	45017
0291	Simpson Construction Material, LLC	09/23/2015	Regular	0.00	425.03	45018
0900	Sno Cap Sales, Inc.	09/23/2015	Regular	0.00	133.56	45019
1387	Sprint/Nextel Communications	09/23/2015	Regular	0.00	1,404.27	45020
1072	St. Louis Post Dispatch	09/23/2015	Regular	0.00	42.00	45021
1201	St. Louis Safety, Inc.	09/23/2015	Regular	0.00	247.37	45022
2411	Staples Advantage	09/23/2015	Regular	0.00	454.36	45023
0563	Surveyors Materials, Inc.	09/23/2015	Regular	0.00	170.00	45024
0324	Terrafile Incorporated	09/23/2015	Regular	0.00	336.00	45025
1652	Tope Plumbing, Inc.	09/23/2015	Regular	0.00	2,160.00	45026
0310	Treasurer, St. Louis County	09/23/2015	Regular	0.00	190.70	45027
0973	Universal, Inc.	09/23/2015	Regular	0.00	211.97	45028
0337	Valley Material	09/23/2015	Regular	0.00	4,558.00	45029
0987	Walter LePere American Legion Post	09/23/2015	Regular	0.00	419.50	45030

Check Register

Packet: APPKT00794-Check Run - 20150923

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0393	World-Wide Car Service, Inc.	09/23/2015	Regular	0.00	69.95	45031

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	78	52	0.00	177,665.48
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	78	52	0.00	177,665.48

Check Register

Packet: APPKT00802 - Check Run - 20151001

By Check Number



Manchester, MO

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
0010	Ameren Missouri	10/01/2015	Regular	0.00	11.38	45032
1029	Aramark Uniform Services	10/01/2015	Regular	0.00	114.91	45033
0022	Arco Lawn Equipment, Inc.	10/01/2015	Regular	0.00	295.99	45034
0489	Blue Tarp Financial, Inc.	10/01/2015	Regular	0.00	323.80	45035
0060	Bussen Quarries, Inc.	10/01/2015	Regular	0.00	79.61	45036
2414	Chuck's Boots	10/01/2015	Regular	0.00	109.99	45037
0087	Contractor's Welding, Inc.	10/01/2015	Regular	0.00	595.44	45038
1970	Copying Concepts	10/01/2015	Regular	0.00	423.54	45039
0494	Crescent Parts & Equipment Co., Inc	10/01/2015	Regular	0.00	141.00	45040
2074	David Willson	10/01/2015	Regular	0.00	41.05	45041
0102	Dierbergs Markets	10/01/2015	Regular	0.00	67.95	45042
0110	Elco Chevrolet Inc	10/01/2015	Regular	0.00	620.88	45043
2357	Employee Exp. Reimb.	10/01/2015	Regular	0.00	489.09	45044
0113	Erb Equipment Company, Inc.	10/01/2015	Regular	0.00	71.33	45045
2529	Event Partners Sales & Consulting, L	10/01/2015	Regular	0.00	1,520.00	45046
2173	Family Support Payment Center	10/01/2015	Regular	0.00	250.00	45047
2173	Family Support Payment Center	10/01/2015	Regular	0.00	213.70	45048
2173	Family Support Payment Center	10/01/2015	Regular	0.00	400.00	45049
1116	Firestone Complete Auto Care	10/01/2015	Regular	0.00	913.99	45050
2454	Guardian - Appleton	10/01/2015	Regular	0.00	8,146.58	45051
1031	Horner & Shiffrin, Inc.	10/01/2015	Regular	0.00	3,283.77	45052
0153	Industrial Soap	10/01/2015	Regular	0.00	477.26	45053
0174	Laclede Gas Company	10/01/2015	Regular	0.00	163.32	45054
0715	Magellan Behavioral Health	10/01/2015	Regular	0.00	472.68	45055
1410	Metropark Communications, Inc.	10/01/2015	Regular	0.00	2,387.50	45056
2518	MJ Engraving	10/01/2015	Regular	0.00	10.00	45057
0141	Patrick R. Gunn	10/01/2015	Regular	0.00	2,775.00	45058
0274	Police Dept. Petty Cash	10/01/2015	Regular	0.00	100.00	45059
0291	Simpson Construction Material, LLC	10/01/2015	Regular	0.00	492.70	45060
2500	Southern Bus & Mobility, Inc.	10/01/2015	Regular	0.00	555.00	45061
2038	Southern Computer Warehouse	10/01/2015	Regular	0.00	170.80	45062
0436	St. Luke's Hospital	10/01/2015	Regular	0.00	150.00	45063
2723	Sunset Ford	10/01/2015	Regular	0.00	5,897.37	45064
0324	Terrafl Incorporated	10/01/2015	Regular	0.00	459.00	45065
2090	The Lincoln National Life Insurance C	10/01/2015	Regular	0.00	890.29	45066
1652	Tope Plumbing, Inc,	10/01/2015	Regular	0.00	2,960.00	45067
0310	Treasurer, St. Louis County	10/01/2015	Regular	0.00	381.40	45068
0337	Valley Material	10/01/2015	Regular	0.00	457.00	45069
0342	West St. Louis County Chamber of C	10/01/2015	Regular	0.00	25.00	45070
1531	Zep Manufacturing Company	10/01/2015	Regular	0.00	699.60	45071

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	49	40	0.00	37,637.92
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	49	40	0.00	37,637.92



Manchester, MO

Board Approval Report

By Vendor Name

Payment Dates 9/20/2015 - 9/26/2015

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0009 - Ameren Missouri							
09/23/2015	05910-25009 - 9/16/15	Service to Various City locations - 7/26-8/24/15	Service to City Hall - 7/26-8/24/15	Electric	10-420-4235	09/16/2015	427.50
09/23/2015	05910-25009 - 9/16/15	Service to Various City locations - 7/26-8/24/15	Service to Various Park locations - 7/26-8/24/15	Electric	10-460-4235	09/16/2015	589.31
09/23/2015	05910-25009 - 9/16/15	Service to Various City locations - 7/26-8/24/15	Service to Pub. Wks. Bldg - 7/26-8/24/15	Electric	10-470-4235	09/16/2015	449.00
09/23/2015	05910-25009 - 9/16/15	Service to Various City locations - 7/26-8/24/15	Service to Various Pub Wks locations - 7/26-8/24/15	Street Lighting	10-470-4236	09/16/2015	178.64
09/23/2015	14431-19054 - 9/15/15	Service to Police Facility - 8/13-9/11/15	Service to Police Facility - 8/13-9/11/15	Electric	10-440-4235	09/15/2015	5,826.11
09/23/2015	30810-59007 - 9/14/15	Service to Aquatic Center - 8/11-9/10/15	Service to Aquatic Center - 8/11-9/10/15	Electric	10-450-4235	09/14/2015	8,381.71
Vendor 0009 - Ameren Missouri Total:							15,852.27
Vendor: 0010 - Ameren Missouri							
09/23/2015	1359097012 - 9/14/15	Service to Park Maint - 8/11-9/10/15	Service to Park Maint - 8/11-9/10/15	Electric	10-460-4235	09/14/2015	112.59
09/23/2015	1755105002 - 9/14/15	Service to 910 Hazelfalls Rd. - 8/11-9/10/15	Service to 910 Hazelfalls Rd. - 8/11-9/10/15	Electric	10-460-4235	09/11/2015	12.84
09/23/2015	2592605110 - 9/16/15	Service to 740 Sherwick Terr. - 8/14-9/15/15	Service to 740 Sherwick Terr. - 8/14-9/15/15	Street Lighting	10-470-4236	09/16/2015	24.37
09/23/2015	9852605111 - 9/14/15	Service to Park - 8/11-9/10/15	Service to Park - 8/11-9/10/15	Electric	10-460-4235	09/11/2015	43.02
Vendor 0010 - Ameren Missouri Total:							192.82
Vendor: 2154 - Animal Care Service, Inc.							
09/23/2015	AUG 2015	Deer removal - 8/26/15 - 440 Henry Ave.	Deer removal - 8/26/15 - 440 Henry Ave.	Waste Management Progra	10-470-4360	08/31/2015	100.00
Vendor 2154 - Animal Care Service, Inc. Total:							100.00
Vendor: 1029 - Aramark Uniform Services							
09/23/2015	452-0191894	Uniforms Cleaned, Mats&Shop Towels, Mats - 9/9/15	Mats - 9/9/15	Uniforms & Equipment	10-460-4160	09/09/2015	9.50
09/23/2015	452-0191894	Uniforms Cleaned, Mats&Shop Towels, Mats - 9/9/15	Uniforms Cleaned - 9/9/15	Uniforms & Equipment	10-470-4160	09/09/2015	71.46
09/23/2015	452-0191894	Uniforms Cleaned, Mats&Shop Towels, Mats - 9/9/15	Mats & Shop Towels - 9/9/15	Building - Maintenance & Re	10-470-4295	09/09/2015	33.95

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 9/20/2015 - 9/26/2015
09/23/2015	452-0217254	Uniforms cleaned, Mats&Shop Towels, Mats-9/16/15	Mats - 9/16/15	Uniforms & Equipment	10-460-4160	09/16/2015	Amount 9.50
09/23/2015	452-0217254	Uniforms cleaned, Mats&Shop Towels, Mats-9/16/15	Uniforms cleaned - 9/16/15	Uniforms & Equipment	10-470-4160	09/16/2015	71.46
09/23/2015	452-0217254	Uniforms cleaned, Mats&Shop Towels, Mats-9/16/15	Mats & Shop Towels - 9/16/15	Building - Maintenance & Re	10-470-4295	09/16/2015	33.95
Vendor: 2156 - BeneFlex HR Resources, Inc.							229.82
09/23/2015	90515	Sept. Benny Card & HRA Fees, Aug. COBRA Fees	Sept. Benny Card & HRA Fees, Aug. COBRA Fees	Professional Fees	10-430-4165	09/15/2015	553.15
Vendor: 0060 - Bussen Quarries, Inc.							553.15
09/23/2015	175813	(16.43) Tons MSD1 Stone for concrete work	(16.43) Tons MSD1 Stone for concrete work	Concrete Street Replacemen	50-470-6310	08/31/2015	152.80
Vendor: 0062 - C & R Lock & Key Service							152.80
09/23/2015	32039	(2) Extra keys - truck 190	(2) Extra keys - truck 190	Vehicle - Maintenance & Rep	10-470-4285	09/02/2015	5.90
Vendor: 2290 - CDD, LLC							5.90
09/23/2015	9111036232- 8/31/15	Document shredding service - City Hall - 8/31/15	Document shredding service - City Hall - 8/31/15	Equipment Rental	10-425-4280	09/01/2015	18.72
Vendor: 0034 - City of Ballwin							18.72
09/23/2015	Sept. '15 Dispatching	September Dispatching Contract Pmt.	September Dispatching Contract Pmt.	Dispatching Contract	10-440-4330	09/15/2015	12,448.25
Vendor: 1902 - Commerce Bank - Commercial Cards							12,448.25
09/23/2015	0000-0220-0202 - 9/11/15	Credit Card Chgs - Aug/Sept	Background check for liquor license - 8/27/15	Professional Fees	10-420-4165	09/11/2015	13.25
09/23/2015	0000-0220-0202 - 9/11/15	Credit Card Chgs - Aug/Sept	Monster.com chg for 14 days on-line job posting	Newspaper Notices	10-420-4185	09/11/2015	170.00
09/23/2015	0000-0220-0202 - 9/11/15	Credit Card Chgs - Aug/Sept	Ring Central Chg.- Aug.	Equipment Rental	10-425-4280	09/11/2015	101.11
Vendor: 2093 - Commerce Bank - Commercial Cards							284.36
09/23/2015	0000-0220-0210-9/11/15	Credit Card Chgs - Aug.	Constant Contact Fee - Aug	Public Relations	10-460-4170	09/11/2015	60.00
09/23/2015	0000-0220-0210-9/11/15	Credit Card Chgs - Aug.	Corner Pub&Grill - Swim Team Comm. Mtg.	Public Relations	10-460-4170	09/11/2015	86.00
09/23/2015	0000-0220-0210-9/11/15	Credit Card Chgs - Aug.	R & J Supply - (20) 36"x24" Corr Plastic Signs	Miscellaneous	10-460-4325	09/11/2015	53.40
Vendor: 2093 - Commerce Bank - Commercial Cards Total:							199.40

Agenda Item 1a

Board Approval Report						
Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Payment Dates: 9/20/2015 - 9/26/2015 Post Date Amount
Vendor: 2260 - Commerce Bank - Commercial Cards 09/23/2015	0000-0224-4903-9/11/15	Credit Card Chgs. - Sept.	White Castle - Food for Homecoming Comm. -9/8/1	Public Relations	10-410-4170	09/11/2015 282.65
Vendor: 2336 - Commerce Bank - Commercial Cards 09/23/2015	0000-0248-3642-9/11/15	Credit Card Chgs - Aug.	US Federal Contractor Registration- SAM/FEMA Rogers Piano moving fee	Dues & Subscriptions	10-440-4260	09/11/2015 599.00
09/23/2015	0000-0248-3642-9/11/15	Credit Card Chgs - Aug.		Professional Fees	85-485-4165	09/11/2015 365.00
Vendor: 2337 - Commerce Bank - Commercial Cards 09/23/2015	0000-0234-5098 0 9/11/15	Credit Card Chgs - Aug/Sept.	Positive Promotions - Paper Police hats	Public Relations	10-440-4170	09/11/2015 279.89
09/23/2015	0000-0234-5098 0 9/11/15	Credit Card Chgs - Aug/Sept.	Tucker's Place - Pizzas for staff mtg.	Business Lunch/Dinner	10-440-4180	09/11/2015 26.73
09/23/2015	0000-0234-5098 0 9/11/15	Credit Card Chgs - Aug/Sept.	MO State Police - Record Check	Miscellaneous	10-440-4325	09/11/2015 13.25
Vendor: 2600 - Commerce Bank - Commercial Cards 09/23/2015	0000-0886-5263-9/11/15	Credit Card Chgs - Aug.	Stamps. Com Fee - August	Equipment Rental	10-425-4280	09/11/2015 24.99
09/23/2015	0000-0886-5263-9/11/15	Credit Card Chgs - Aug.	USPS Postage stamps.com	Postage	10-440-4265	09/11/2015 250.00
09/23/2015	0000-0886-5263-9/11/15	Credit Card Chgs - Aug.	USPS Postage Stamps.com	Postage	10-480-4265	09/11/2015 250.00
Vendor: 2601 - Commerce Bank - Commercial Cards 09/23/2015	0000-0886-5230-9/11/15	Credit Card Chgs - Aug/Sept.	MML Conf. Registration & Meals - M. Ottenad	Travel/Meetings	10-410-4175	09/11/2015 490.00
09/23/2015	0000-0886-5230-9/11/15	Credit Card Chgs - Aug/Sept.	MO State Outreach Program at MML Conf.- R. Baker	Training	10-420-4130	09/11/2015 100.00
09/23/2015	0000-0886-5230-9/11/15	Credit Card Chgs - Aug/Sept.	MML Conf. Registration & Meals-R.Baker	Travel/Meetings	10-420-4175	09/11/2015 512.00
09/23/2015	0000-0886-5230-9/11/15	Credit Card Chgs - Aug/Sept.	Calliers - Sub Sandwich - M.Barklage Farewell	Travel/Meetings	10-475-4175	09/11/2015 39.98
Vendor: 2285 - Commerce Bank Commercial Card 09/23/2015	0000-037-2688 - 9/11/15	Credit Card Chgs - Sept.	APWA Missouri - Conference Registration - R. Ruck	Travel/Meetings	10-470-4175	09/11/2015 140.00
Vendor: 1970 - Copying Concepts 09/23/2015	985578	City Copier lease pmt- Sept. & usage- 6/1-8/31/15	City Copier lease pmt -Sept. & usage- 6/1-8/31/15	Equipment Rental	10-425-4280	09/08/2015 479.79
Vendor: 0094 - Dale Sign Service 09/23/2015	123788	(4) 12"x36" Banner-"Arts at the Crossroads"	(3) 12"x36" Banner-"Arts at the Crossroads"	Miscellaneous	10-460-4325	09/09/2015 450.00
Vendor 1970 - Copying Concepts Total:						479.79
Vendor 2601 - Commerce Bank - Commercial Cards Total:						1,141.98
Vendor 2285 - Commerce Bank Commercial Card Total:						140.00
Vendor 2600 - Commerce Bank - Commercial Cards Total:						524.99
Vendor 2337 - Commerce Bank - Commercial Cards Total:						319.87
Vendor 2336 - Commerce Bank - Commercial Cards Total:						964.00

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 9/20/2015 - 9/26/2015
09/23/2015	123788	(4) 12"x36" Banner- "Arts at the Crossroads"	(1) 12"x36" Banner-"Arts at the Crossroads"	Program Supplies	85-485-4210	09/09/2015	Amount 150.00
Vendor: 1116 - Firestone Complete Auto Care							Vendor 0094 - Dale Sign Service Total:
09/23/2015	187037	(2) 205/75/15 GDYR Marathon Tires- for sm. trailer	(2) 205/75/15 GDYR Marathon Tires -for sm. trailer	Equipment - Maintenance &	10-470-4290	09/16/2015	600.00
Vendor: 0421 - Home Depot Credit Services							Vendor 1116 - Firestone Complete Auto Care Total:
09/23/2015	0140943	Tax refund	Refund of sales tax on Inv 4562710	Small Tools & Equipment	10-460-4320	09/01/2015	210.00
09/23/2015	4562710	(2) Folding Sawhorse, 4 1/2" Sm. Angle Grinder	(2) Folding Sawhorse, 4 1/2" Sm. Angle Grinder	Small Tools & Equipment	10-460-4320	08/28/2015	-11.62
09/23/2015	7024888	PK Cree 11W Daylight LED Bulbs	PK Cree 11W Daylight LED Bulbs	Building - Maintenance & Re	10-470-4295	09/04/2015	150.56
Vendor: 1875 - International Institute of Municipal Clerks							3.97
09/23/2015	Member Fee - R. Baker	2015-16 Membership Fee - R. Baker - IIMC	2015-16 Membership Fee - R. Baker - IIMC	Dues & Subscriptions	10-420-4260	09/09/2015	Vendor 0421 - Home Depot Credit Services Total: 142.91
Vendor: 2022 - Just Me Apparel							180.00
09/23/2015	2015.08.28 City of Manchest	(24) T-shirtsMulti color, (16) Gray Staff T-shirt	T-shirts - Orng, Roy, Bl., Yell. Kiwi	Uniforms & Equipment	10-450-4160	08/28/2015	Vendor 1875 - International Institute of Municipal Clerks Total: 180.00
09/23/2015	2015.08.28 City of Manchest	(24) T-shirtsMulti color, (16) Gray Staff T-shirt	Gray T-shirts 4 XLT - w/STAFF on back	Uniforms & Equipment	10-460-4160	08/28/2015	122.40
09/23/2015	2015.08.28 City of Manchest	(24) T-shirtsMulti color, (16) Gray Staff T-shirt	Columbia Full Zip Fleece	Uniforms & Equipment	10-460-4160	08/28/2015	32.40
09/23/2015	2015.08.28 City of Manchest	(24) T-shirtsMulti color, (16) Gray Staff T-shirt	Gray T-shirts - STAFF on back	Uniforms & Equipment	10-460-4160	08/28/2015	45.00
Vendor: 0168 - Kelly's Engraving & Trophies							129.60
09/23/2015	6897	(28) Plaques - Car show	Plaques - Car show - 1st place by division	Public Relations	65-465-4170	09/11/2015	Vendor 2022 - Just Me Apparel Total: 329.40
09/23/2015	6897	(28) Plaques - Car show	Plaques - Car show - Mayor's Choice, Best of Show	Public Relations	65-465-4170	09/11/2015	180.00
09/23/2015	6897	(28) Plaques - Car show	Plaques - Car show - 2nd Place by division	Public Relations	65-465-4170	09/11/2015	26.00
Vendor: 0183 - Leon Uniform							144.00
09/23/2015	358640	Poly Gab Trousers, exchanged Dk Navy Cap - M.	Poly Gab Trousers, exchanged Dk Navy Cap - M.	Uniforms & Equipment	10-440-4160	08/28/2015	Vendor 0168 - Kelly's Engraving & Trophies Total: 350.00
Vendor: 0183 - Leon Uniform							49.50
Vendor 0183 - Leon Uniform Total:							49.50

Agenda Item 7a

Board Approval Report				Payment Dates: 9/20/2015 - 9/26/2015		
Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date Amount
Vendor: 1255 - Lifeguards Unlimited, Inc. 09/23/2015	19998	Lifeguarding Management Contract - Sept.	2015 Pool Management Fees	Professional Fees	10-450-4165	09/08/2015 9,360.00
09/23/2015	40333 - 8/29/15	Lifeguarding Services - PE 8/29/15	2015 Lifeguarding Services	Professional Fees	10-450-4165	09/01/2015 2,070.03
09/23/2015	40334	Lifeguarding Services - PE 9/5/15	2015 Lifeguarding Services	Professional Fees	10-450-4165	09/05/2015 1,273.45
Vendor 1255 - Lifeguards Unlimited, Inc. Total:						12,703.48
Vendor: 0148 - Login, Inc./IACP Net - Membership	26086	Annual IACP Net Service Access - 10/27/15-10/26/16	Annual IACP Net Service Access - 10/27/15-10/26/16	Dues & Subscriptions	10-440-4260	08/14/2015 875.00
Vendor: 0185 - Mark S. Levitt						875.00
09/23/2015	City vs 3 Defendants	1.25 hrs. Prosecutor Services	City vs.	Professional Fees	10-480-4165	09/21/2015 156.25
09/23/2015	City vs D.	1 Hr. Prosecutor Services - 9/2/15	Woodland - 1.25 hrs 1 Hr. Prosecutor Services - 9/2/15	Professional Fees	10-480-4165	09/02/2015 125.00
09/23/2015	Extra Court - 9/30/15	Extra Court Date Retainer - 9/30/15 - Prosecutor	Extra Court Retainer-9/30/15 - Prosecutor-Warrants	Professional Fees	10-480-4165	09/15/2015 900.00
09/23/2015	Sept. '15 Retainer	September Retainer - Prosecutor	September Retainer - Prosecutor	Professional Fees	10-480-4165	09/15/2015 1,800.00
Vendor: 1279 - Michael P. Gunn						2,981.25
09/23/2015	Extra Court - 9/30/15	Extra Court Date Retainer - Judge - 9/30/15	Extra Court Retainer - Warrants - Judge - 9/30/15	Professional Fees	10-480-4165	09/15/2015 900.00
09/23/2015	Sept. '15 Retainer	September Retainer - Judge	September Retainer - Judge	Professional Fees	10-480-4165	09/15/2015 1,800.00
Vendor: 1261 - Midwest Elevator Co., Inc.						2,700.00
09/23/2015	49698	Monthly Elevator Maintenance	Monthly Elevator Maint.- Sept.- PD Facility	Building - Maintenance & Re	10-470-4295	09/01/2015 258.00
09/23/2015	49699	Monthly elevator maint. - Sept. - City Hall	Monthly elevator maint. - Sept.-City Hall	Building - Maintenance & Re	10-470-4295	09/01/2015 108.00
Vendor: 0217 - Missouri Petroleum Products Co.						366.00
09/23/2015	35474	(36) Pails SS1H Asphalt Tack Coat	(36) Pails SS1H Asphalt Tack Coat	Streets - Maintenance & Rep	10-470-4310	09/03/2015 1,080.00
Vendor: 1988 - N. B. West Contracting Company						1,080.00
09/23/2015	106231	(2.74) Tons UPM Cold Mix Asphalt Ticket #5448	(2.74) Tons UPM Cold Mix Asphalt Ticket #5448	Streets - Maintenance & Rep	10-470-4310	09/17/2015 315.10
Vendor: 0251 - Office Depot						315.10
09/23/2015	5845272	Office Supplies - August	Uprock Micd Blk Headphone	Office Supplies	10-420-4215	08/31/2015 17.92

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 9/20/2015 - 9/26/2015	Amount
09/23/2015	5845272	Office Supplies - August	Bx Parchmtnt paper, Rec'vdStamp, Lgl Folder, Tissue	Office Supplies	10-420-4215	08/31/2015		60.57
09/23/2015	5845272	Office Supplies - August	Cyan ink cart., CE505A Blik Toner dz mech. pencil, (400) Color Copies, Stapling Booklet - PAFR	Office Supplies	10-420-4215	08/31/2015		105.19
09/23/2015	5845272	Office Supplies - August	Money/Rent Receipt Book (3)Vert-Sign holdr,(3) Horiz-Sign holdr,Case paper 60/Bx Rdn Stick Blue Pens, TN660 Blik. Toner	Office Supplies	10-430-4215	08/31/2015		179.00
09/23/2015	5845272	Office Supplies - August	(2) Bx #10 Env., Lift n press Env. pk	Office Supplies	10-440-4215	08/31/2015		3.87
09/23/2015	5845272	Office Supplies - August	Dz med pens,corr. tape,whit. cards,(2)Name Badge	Office Supplies	10-450-4215	08/31/2015		53.78
09/23/2015	5845272	Office Supplies - August	Box Coin Envelopes dz Legal Pad 8.5x11, Legal pad 8.5x14	Office Supplies	10-450-4215	08/31/2015		83.48
09/23/2015	5845272	Office Supplies - August	4 pk Pocket Highlighter	Office Supplies	10-460-4215	08/31/2015		16.04
09/23/2015	5845272	Office Supplies - August	(3) Case copy paper, bx Clasp Env. Corr. mono tape	Office Supplies	10-460-4215	08/31/2015		41.95
09/23/2015	5845272	Office Supplies - August	(2) pk 1"x3" Labels	Office Supplies	10-460-4215	08/31/2015		7.83
09/23/2015	5845272	Office Supplies - August	Yellow toner cartridge	Office Supplies	10-470-4215	08/31/2015		13.79
09/23/2015	5845272	Office Supplies - August	(25) FS Color copies - #24 stock	Program Supplies	10-470-4215	08/31/2015		3.49
09/23/2015	5845272	Office Supplies - August		Office Supplies	10-480-4215	08/31/2015		127.46
09/23/2015	5845272	Office Supplies - August		Office Supplies	10-480-4215	08/31/2015		19.98
09/23/2015	5845272	Office Supplies - August		Office Supplies	10-480-4215	08/31/2015		84.99
09/23/2015	5845272	Office Supplies - August		Program Supplies	85-485-4210	08/31/2015		5.25
Vendor 1192 - Petty Cash by Bob Ruck								824.59
09/23/2015	Sept. '15 Reimb.	Petty Cash Reimb. - Sept.	D. Derickson - CDL Permit Fe	Miscellaneous	10-470-4325	09/18/2015		32.50
Vendor 1082 - Petty Cash by Eileen Collins								32.50
09/23/2015	Aug/Sept Reimb	Petty Cash Reimb - Aug/Sept	Gordon Food Serv. - Buns for Concession	Concession Supplies	10-450-4230	09/23/2015		10.36
09/23/2015	Aug/Sept Reimb	Petty Cash Reimb - Aug/Sept	Hobby Lobby - Crafts & Crafting papers	Program Supplies	10-460-4210	09/23/2015		30.89
09/23/2015	Aug/Sept Reimb	Petty Cash Reimb - Aug/Sept	Walmart - Dr. Pepper for Homecoming booth	Program Supplies	65-465-4210	09/23/2015		39.13
09/23/2015	Aug/Sept Reimb	Petty Cash Reimb - Aug/Sept	Party City - (4) Table skirt for Homecoming tables	Field Supplies	65-465-4220	09/23/2015		31.96
Vendor 0279 - Rejis Commission								112.34
09/23/2015	INV0043429 - 8/15/15	Rejis Services - August	VPN Conn.,VPN Access,PIX Maint,Charter Serv-August	REJIS Expenses	10-425-4345	09/01/2015		547.61
09/23/2015	INV0043429 - 8/15/15	Rejis Services - August	Sprint Data Lines - August	Telephone	10-440-4245	09/01/2015		470.00
09/23/2015	INV0043765	Cancel (2) Active Warrants	Cancel (2) Active Warrants	REJIS Expenses	10-480-4345	09/03/2015		170.00

9/30/2015 2:31:35 PM

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09/23/2015	INV0043974	Rejis Subscription Fee - Sept.	Rejis Subscription Fee - Sept.	REJIS Expenses	10-440-4345	09/15/2015	Amount
09/23/2015	INV0043974	Rejis Subscription Fee - Sept.	Rejis Subscription Fee - Sept.	REJIS Expenses	10-480-4345	09/15/2015	348.32
09/23/2015	INV0043975	Rejis chgs - Sept.	VPN Conn,VPNAccess,PIX firewall,Charter Serv-Sept	REJIS Expenses	10-425-4345	09/15/2015	252.24
09/23/2015	INV0043975	Rejis chgs - Sept.	Sprint Data Lines chg - Sept.	Telephone	10-440-4245	09/15/2015	547.61
Vendor: 2179 - Republic Services - #346							470.00
09/23/2015	0346-017477235	Trash services - Sept.	Trash services - Sept.	Waste Management Progra	10-470-4360	09/15/2015	2,805.78
Vendor: 2722 - Royal Papers							106,087.60
09/23/2015	719897	(2) Jumbo Roll Toilet tissue,60 gal blk liners,	9x9.5 BL MF Towel 16/250	Field Supplies	10-450-4220	09/15/2015	106,087.60
09/23/2015	719897	(2) Jumbo Roll Toilet tissue,60 gal blk liners,	Jumbo Roll Toilet tissue	Field Supplies	10-450-4220	09/15/2015	36.50
09/23/2015	719897	(2) Jumbo Roll Toilet tissue,60 gal blk liners,	9x11.2 ply Erosoft Perf Kitchen Roll Towel	Field Supplies	10-450-4220	09/15/2015	43.50
09/23/2015	719897	(2) Jumbo Roll Toilet tissue,60 gal blk liners,	60 Gal Blk Contractor RL Line	Field Supplies	10-450-4220	09/15/2015	20.35
09/23/2015	719897	(2) Jumbo Roll Toilet tissue,60 gal blk liners,	60 Gal Ultra Tuff Yellow Contracotr RL Liner	Field Supplies	10-450-4220	09/15/2015	33.95
09/23/2015	719897	(2) Jumbo Roll Toilet tissue,60 gal blk liners,	Nitrile Select powderless gloves XLG	Field Supplies	10-450-4220	09/15/2015	23.75
09/23/2015	719897	(2) Jumbo Roll Toilet tissue,60 gal blk liners,				09/15/2015	48.50
Vendor: 0291 - Simpson Construction Material, LLC							206.55
09/23/2015	6226253	(4.01) Tons COMM Asphalt - Ticket #42587	(4.01) Tons COMM Asphalt - Ticket #42587	Streets - Maintenance & Rep	10-470-4310	09/01/2015	178.45
09/23/2015	6226265	(5.51) Tons COMM Asphalt - Tickets #42629, 42647	(5.51) Tons COMM Asphalt - Tickets #42629, 42647	Streets - Maintenance & Rep	10-470-4310	09/02/2015	246.58
Vendor: 0900 - Sno Cap Sales, Inc.							425.03
09/23/2015	20412	Water Curtain - part for ice maker	Water Curtain - part for ice maker	Equipment - Maintenance &	10-450-4290	09/15/2015	133.56
Vendor: 1387 - Sprint/Nextel Communications							133.56
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Data chgs. Smart phone/Tablet - 8/06-9/05/15	Telephone	10-420-4245	09/09/2015	40.00
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Cell phone chgs. - 8/06-9/05/15	Telephone	10-420-4245	09/09/2015	23.41
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Data chgs. - Smart Phone 8/06-9/05/15	REJIS Expenses	10-425-4345	09/09/2015	35.00
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Data chgs. - Smart phone - 8/06-9/05/15	Telephone	10-440-4245	09/09/2015	80.00
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Cell phone chgs. - 8/06-9/05/15	Telephone	10-440-4245	09/09/2015	397.80

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 9/20/2015 - 9/26/2015
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Cell phone chgs. - 8/06-9/05/15	Telephone	10-460-4245	09/09/2015	Amount 210.60
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Data chgs. - Smart phone chgs. - 8/06-9/05/15	Telephone	10-470-4245	09/09/2015	120.00
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Cell phone chgs. - 8/06-9/05/15	Telephone	10-470-4245	09/09/2015	374.70
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Cell phone chgs. - 8/06-9/05/15	Telephone	10-475-4245	09/09/2015	46.80
09/23/2015	405259123-150	Cell phone chgs. - 8/06-9/05/15	Data chgs. GIS IPADS - 8/06-9/05/15	Expendable Equipment	50-425-6100	09/09/2015	75.96
Vendor: 1072 - St. Louis Post Dispatch							Vendor 1387 - Sprint/Nextel Communications Total: 1,404.27
09/23/2015	Acct#60638496 -9/21-11/15	Newspaper subscription - 9/21-11/15/15	Newspaper subscription - 9/21-11/15/15	Dues & Subscriptions	10-420-4260	09/11/2015	42.00
Vendor: 1201 - St. Louis Safety, Inc.							Vendor 1072 - St. Louis Post Dispatch Total: 42.00
09/23/2015	547507	First aid supplies, (3) short sleeve shirt	(4) Pain buster, (4) Tribiotic oint., (3) Non-Aspirin	Field Supplies	10-470-4220	09/01/2015	43.20
09/23/2015	547507	First aid supplies, (3) short sleeve shirt	(4) Sinus Tabs, (4) Antacid, (2) Alcohol wipes	Field Supplies	10-470-4220	09/01/2015	76.52
09/23/2015	547507	First aid supplies, (3) short sleeve shirt	(4) Lens cleaning tissue, (3) short sleeve shirt XL	Field Supplies	10-470-4220	09/01/2015	71.25
09/23/2015	547561	(3) Lg. Lime T-shirt	(3) Lg. Lime T-shirt	Uniforms & Equipment	10-470-4160	09/02/2015	29.85
09/23/2015	547608	(3) Boxes Nitrile XL powdered gloves	(3) Boxes Nitrile XL powdered gloves	Field Supplies	10-470-4220	09/03/2015	26.55
Vendor: 2411 - Staples Advantage							Vendor 1201 - St. Louis Safety, Inc. Total: 247.37
09/23/2015	8035797280	Office Supplies - August	Silver voice recorder, (2) DVD+R Spindle, envelopes	Office Supplies	10-440-4215	08/29/2015	120.70
09/23/2015	8035797280	Office Supplies - August	(3) Olympus TP8 Telephone	Office Supplies	10-440-4215	08/29/2015	39.90
09/23/2015	8035797280	Office Supplies - August	Letter pouch - 25 pk	Office Supplies	10-440-4215	08/29/2015	10.49
09/23/2015	8035797280	Office Supplies - August	Post-it notes, 5m binder clips, (3) 3" Binder	Office Supplies	10-440-4215	08/29/2015	40.25
09/23/2015	8035797280	Office Supplies - August	HP 42x Hy Black Toner	Office Supplies	10-440-4215	08/29/2015	175.04
09/23/2015	8035797280	Office Supplies - August	Case copy paper	Office Supplies	10-440-4215	08/29/2015	33.99
09/23/2015	8035797280	Office Supplies - August	Case copy paper	Office Supplies	10-440-4215	08/29/2015	33.99
Vendor: 0563 - Surveyors Materials, Inc.							Vendor 2411 - Staples Advantage Total: 454.36
09/23/2015	89133	(100) 1"x2"x72" Wood stakes	(100) 1"x2"x72" Wood stakes	Field Supplies	10-470-4220	09/09/2015	170.00
Vendor: 0324 - Terrafl Incorporated							Vendor 0563 - Surveyors Materials, Inc. Total: 170.00
09/23/2015	0000005276	(2) Loads Clean Fill to Landfill	(2) Loads Clean Fill to Landfill	Concrete Street Replacemen	50-470-6310	08/28/2015	96.00
09/23/2015	0000005343	(1) Load Clean fill to Landfill	(1) Load Clean fill to Landfill	Concrete Street Replacemen	50-470-6310	09/01/2015	48.00

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
09/23/2015	0000005390	(1) Load Clean Fill to Landfill	(1) Load Clean Fill to Landfill	Concrete Street Replacemen	50-470-6310	09/02/2015	48.00
09/23/2015	0000005622	(3) Loads Clean Fill to Landfill	(3) Loads Clean Fill to Landfill	Concrete Street Replacemen	50-470-6310	06/15/2015	144.00
Vendor: 1652 - Tope Plumbing, Inc., 09/23/2015 101808							336.00
Vendor: 0310 - Treasurer, St. Louis County 09/23/2015 T09131500094007							2,160.00
Vendor: 0973 - Universal, Inc. 09/23/2015 08150311							190.70
Vendor: 0337 - Valley Material 09/23/2015 155473							211.97
Vendor: 0973 - Universal, Inc. Total:							211.97
Vendor: 0337 - Valley Material							2,236.00
Vendor: 0973 - Universal, Inc. Total:							1,806.00
Vendor: 0973 - Universal, Inc. Total:							516.00
Vendor: 0337 - Valley Material Total:							4,558.00
Vendor: 0987 - Walter LePere American Legion Post 208 09/23/2015 Homecoming Booth 2015							419.50
Vendor: 0393 - World-Wide Car Service, Inc. 09/23/2015 43640							69.95
Vendor: 0393 - World-Wide Car Service, Inc. Total:							69.95
Grand Total:							177,665.48



Manchester, MO

Board Approval Report By Vendor Name

Payment Dates 9/27/2015 - 10/3/2015									
Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount		
Vendor: 0010 - Ameren Missouri	0222209116 - 9/25/15	Service to 141/Manch. Bridge - 8/24-9/23/15	Service to 141/Manch. Bridge - 8/24-9/23/15	Street Lighting	10-470-4236	09/25/2015	11.38		
Vendor: 1029 - Aramark Uniform Services	452-0242653	Uniforms cleaned, Mats&shop towels, Mats - 9/23/15	Mats - 9/23/15	Uniforms & Equipment	10-460-4160	09/23/2015	9.50		
10/01/2015	452-0242653	Uniforms cleaned, Mats&shop towels, Mats - 9/23/15	Uniforms cleaned - 9/23/15	Uniforms & Equipment	10-470-4160	09/23/2015	71.46		
10/01/2015	452-0242653	Uniforms cleaned, Mats&shop towels, Mats - 9/23/15	Mats & shop towels - 9/23/1	Building - Maintenance & Re	10-470-4295	09/23/2015	33.95		
Vendor: 0022 - Arco Lawn Equipment, Inc.	149924	Chute gate kit w/bag	Chute gate kit w/bag	Equipment - Maintenance &	10-460-4290	09/08/2015	295.99		
10/01/2015	33683563 - #119883	Wilton 5" Multi-purp. Vise, other tools	12 pc. Acetate S/D Set	Small Tools & Equipment	10-460-4320	09/02/2015	24.99		
10/01/2015	33683563 - #119883	Wilton 5" Multi-purp. Vise, other tools	Face shield, clear w/headgear	Small Tools & Equipment	10-460-4320	09/02/2015	35.98		
10/01/2015	33683563 - #119883	Wilton 5" Multi-purp. Vise, other tools	4 pc Adj. Wrench set	Small Tools & Equipment	10-460-4320	09/02/2015	52.86		
10/01/2015	33683563 - #119883	Wilton 5" Multi-purp. Vise, other tools	Flex head ratchet 1/4	Small Tools & Equipment	10-460-4320	09/02/2015	14.99		
10/01/2015	33683563 - #119883	Wilton 5" Multi-purp. Vise, other tools	3/8" Offset Ratchet	Small Tools & Equipment	10-460-4320	09/02/2015	14.99		
10/01/2015	33683563 - #119883	Wilton 5" Multi-purp. Vise, other tools	Wilton 5" Multi-purp. Vise	Small Tools & Equipment	10-460-4320	09/02/2015	179.99		
Vendor: 0060 - Bussen Quarries, Inc.	176524	(8.56) Tons MSD1 Stone	(8.56) Tons MSD1 Stone	Concrete Street Replacement	50-470-6310	09/08/2015	79.61		
10/01/2015							79.61		
Vendor 0060 - Bussen Quarries, Inc. Total:							323.80		

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 9/27/2015 - 10/3/2015
Vendor: 2414 - Chuck's Boots	15-8145	Work Boots - F. Novy	Work Boots - F. Novy	Uniforms & Equipment	10-470-4160	09/06/2015	Amount
10/01/2015						Vendor 2414 - Chuck's Boots Total:	109.99
							109.99
Vendor: 0087 - Contractor's Welding, Inc.	81939	4" Channel 6' long - Fence repair materials	4" Channel 6' long - Fence repair materials	Building - Maintenance & Re	10-470-4295	09/07/2015	84.24
10/01/2015	81941	3/4"x20: Wall, (8) sticks to raise benches	3/4"x20: Wall, (8) sticks to raise benches	Building - Maintenance & Re	10-460-4295	09/07/2015	511.20
						Vendor 0087 - Contractor's Welding, Inc. Total:	595.44
Vendor: 1970 - Copying Concepts	991445	Police Copier lease - 9/12-10/11/15, Overages	Police Copier lease - 9/12-10/11/15, Overage chg.	Equipment Rental	10-425-4280	09/15/2015	423.54
10/01/2015						Vendor 1970 - Copying Concepts Total:	423.54
Vendor: 0494 - Crescent Parts & Equipment Co., Inc.	35057744-01	M/A 3 Pole/75 Amp 24V Contactor - HVAC Maint. - PD	M/A 3 Pole/75 Amp 24V Contactor - HVAC Maint. - PD	Building - Maintenance & Re	10-470-4295	09/04/2015	141.00
10/01/2015						Vendor 0494 - Crescent Parts & Equipment Co., Inc. Total:	141.00
Vendor: 2074 - David Willson	Sept. '15 Mileage	Mileage Reimb. - Sept 18-24/15	9/18/15- StL CC Gate Mtg, StL Co Muni Lg. Mtg-9/24	Mileage	10-410-4176	09/29/2015	41.05
10/01/2015						Vendor 2074 - David Willson Total:	41.05
Vendor: 0102 - Dierbergs Markets	43139501-35-4091615	Funeral flowers - Adrian Roybal's Father - Tony	Funeral flowers - Adrian Roybal's Father - Tony	Miscellaneous	10-420-4325	09/16/2015	67.95
10/01/2015						Vendor 0102 - Dierbergs Markets Total:	67.95
Vendor: 0110 - Elco Chevrolet Inc	CVC5760106	Labor & Parts-repair to left blinker -'09 Chevy PD	Labor & Parts-repair to left blinker -'09 Chevy PD	Vehicle - Maintenance & Rep	10-470-4285	09/21/2015	620.88
10/01/2015						Vendor 0110 - Elco Chevrolet Inc Total:	620.88
Vendor: 2357 - Employee Exp. Reimb.	E. Collins - Travel Exp.	Reimb. E. Collins-Travel & meals-NRPA Conf-9/15-17	Reimb. E. Collins-Travel & meals-NRPA Conf-9/15-17	Travel/Meetings	10-460-4175	09/24/2015	489.09
10/01/2015						Vendor 2357 - Employee Exp. Reimb. Total:	489.09
Vendor: 0113 - Erb Equipment Company, Inc.	90210	Exhaust pipe & gasket-John Deere Walk behind mower	Exhaust pipe & gasket-John Deere Walk behind mower	Equipment - Maintenance &	10-470-4290	09/08/2015	71.33
10/01/2015						Vendor 0113 - Erb Equipment Company, Inc. Total:	71.33
Vendor: 2529 - Event Partners Sales & Consulting, LLC	3950 - 2/17/15	Bal. due - Tent, Tables, Chairs, Labor -Homcoming	Bal. Due-Tent, Tables, Chairs, Labor -Homcoming	Equipment Rental	65-465-4280	09/11/2015	1,520.00
10/01/2015						Vendor 2529 - Event Partners Sales & Consulting, LLC Total:	1,520.00

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 9/27/2015 - 10/3/2015	Amount
Vendor: 1116 - Firestone Complete Auto Care								
10/01/2015	187100	(7)Firehawk GT Pursuit 245/55R18 Tires - Police	(7)Firehawk GT Pursuit 245/55R18 Tires - Police	Vehicle - Maintenance & Rep	10-470-4285	09/18/2015		3,422.93
10/01/2015	187107	(2)16x6.50x8 Turf Tires for 36" walk behind mower	(2)16x6.50x8 Turf Tires for 36" walk behind mower	Equipment - Maintenance &	10-470-4290	09/18/2015		49.98
10/01/2015	187218	Corrected billing - (7)	Corrected billing - (7)	Vehicle - Maintenance & Rep	10-470-4285	09/22/2015		864.01
10/01/2015	187219	Firehawk GT Pursuit Tires Credit to corr. misbilling on Inv187100 - Tires	Firehawk GT Pursuit Tires Credit to corr. misbilling on Inv187100 - Tires	Vehicle - Maintenance & Rep	10-470-4285	09/22/2015		-3,422.93
Vendor: 2454 - Guardian - Appleton								
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Dental Insurance	10-420-4140	10/01/2015	Vendor 1116 - Firestone Complete Auto Care Total:	913.99
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October LTD Premium	Disability Insurance	10-420-4150	10/01/2015		395.60
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Dental Insurance	10-425-4140	10/01/2015		70.70
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October LTD Premium	Disability Insurance	10-425-4150	10/01/2015		58.61
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Dental Insurance	10-430-4140	10/01/2015		4.74
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October LTD Premium	Disability Insurance	10-430-4150	10/01/2015		161.16
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Dental Insurance	10-440-4140	10/01/2015		37.89
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October LTD Premium	Disability Insurance	10-440-4150	10/01/2015		3,531.06
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Dental Insurance	10-460-4140	10/01/2015		624.50
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October LTD Premium	Dental Insurance	10-460-4140	10/01/2015		673.98
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Disability Insurance	10-470-4140	10/01/2015		108.72
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October LTD Premium	Dental Insurance	10-470-4150	10/01/2015		1,466.09
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Dental Insurance	10-475-4140	10/01/2015		212.99
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October LTD Premium	Disability Insurance	10-475-4150	10/01/2015		381.91
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Dental Insurance	10-480-4140	10/01/2015		38.59
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October LTD Premium	Disability Insurance	10-480-4150	10/01/2015		293.05
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Dental Insurance	70-470-4140	10/01/2015		33.52
10/01/2015	#00-468234 -Oct.'15 Premiu	October Dental & LTD Premium	October Dental Premium	Dental Insurance		10/01/2015		43.94

Agenda Item

7a

Board Approval Report				Payment Dates: 9/27/2015 - 10/3/2015		
Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date
10/01/2015	#00-468234 - Oct. '15 Premi	October Dental & LTD Premium	October LTD Premium	Disability Insurance	70-470-4150	10/01/2015
Vendor: 1031 - Horner & Shifrin, Inc.				Vendor 2454 - Guardian - Appleton Total:		
10/01/2015	#7	LPA Consultant Services-8/1-8/31/15-Henry Rd. Pjt.	LPA Consultant Services-8/1-8/31/15-Henry Rd. Pjt.	Concrete Street Replacemen	50-470-6310	09/10/2015
Vendor: 0153 - Industrial Soap				Vendor 1031 - Horner & Shifrin, Inc. Total:		
10/01/2015	973758	Hand/body soap, JRT bath tissue, ice bag polyliner	Hand/body soap, JRT bath tissue, ice bag polyliner	Building - Maintenance & Re	10-460-4295	09/09/2015
Vendor: 0174 - Laclede Gas Company				Vendor 0153 - Industrial Soap Total:		
10/01/2015	0214411000 - 9/24/15	Service to Pub. Wks. Bldg - 8/24-9/22/15	Service to Pub. Wks. Bldg - 8/24-9/22/15	Gas	10-470-4240	09/24/2015
10/01/2015	2439570000 - 9/24/15	Service to City Hall - 8/24-9/22/15	Service to City Hall - 8/24-9/22/15	Gas	10-420-4240	09/24/2015
10/01/2015	6319311000 - 9/24/15	Service to Aquatic Center - 8/24-9/22/15	Service to Aquatic Center - 8/24-9/22/15	Gas	10-460-4240	09/24/2015
10/01/2015	8269201000 - 9/24/15	Service to Park Maint - 8/24-9/22/15	Service to Park Maint - 8/24-9/22/15	Gas	10-460-4240	09/24/2015
Vendor: 0715 - Magellan Behavioral Health				Vendor 0174 - Laclede Gas Company Total:		
10/01/2015	0031136330	Prof. EAP Services - Oct - Dec. 2015	Prof. EAP Services - Oct - Dec. 2015	Professional Fees	10-430-4165	09/09/2015
Vendor: 1410 - Metropark Communications, Inc.				Vendor 0715 - Magellan Behavioral Health Total:		
10/01/2015	243216	Phone, Web & Cloud Services - 8/25-9/24/15	Phone, Web & Cloud Services - 8/25-9/24/15	Telephone	10-420-4245	09/25/2015
Vendor: 2518 - MJ Engraving				Vendor 1410 - Metropark Communications, Inc. Total:		
10/01/2015	15-95	Engraving of 6"x9" Memorial Plaque	Engraving of 6"x9" Memorial Plaque	Building - Maintenance & Re	10-460-4295	09/15/2015
Vendor: 0141 - Patrick R. Gunn				Vendor 2518 - MJ Engraving Total:		
10/01/2015	Oct. '15 Retainer	Oct. Retainer - City Atty.	Oct. Retainer - City Atty.	Professional Fees	10-420-4165	10/01/2015
Vendor: 0274 - Police Dept. Petty Cash				Vendor 0141 - Patrick R. Gunn Total:		
10/01/2015	Sept. '15 Reimb.	Petty Cash Reimbursement	Professional Investigator's Council Dinner (5)	Business Lunch/Dinner	10-440-4180	09/23/2015
				Vendor 0274 - Police Dept. Petty Cash Total:		

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 9/27/2015 - 10/3/2015	Amount
Vendor: 0291 - Simpson Construction Material, LLC	6226307	(11.01) Tons COMM Asphalt	(11.01) Tons COMM Asphalt	Streets - Maintenance & Rep	10-470-4310	09/08/2015		492.70
Vendor: 2500 - Southern Bus & Mobility, Inc.	6190	Shuttle bus for Homecoming - 9/11-9/13/15	Shuttle bus for Homecoming - 9/11-9/13/15	Equipment Rental	65-465-4280	09/13/2015	Vendor 0291 - Simpson Construction Material, LLC Total:	492.70
Vendor: 2038 - Southern Computer Warehouse	IN-000286399	(2) HP Black Laserjet Pro Cartridges	(2) HP Black Laserjet Pro Cartridges	Office Supplies	10-440-4215	09/08/2015	Vendor 2500 - Southern Bus & Mobility, Inc. Total:	555.00
Vendor: 0436 - St. Luke's Hospital	15165-00427 - 6/14/15	Fit for Confinement - #15-07127 - 6/14/15	Fit for Confinement - #15-07127 - 6/14/15	Prisoner Expense	10-440-4335	09/23/2015	Vendor 2038 - Southern Computer Warehouse Total:	170.80
Vendor: 2723 - Sunset Ford	FOCS179705	Engine internal cooler leak repair - Truck 130	Engine internal cooler leak repair - Truck 130	Vehicle - Maintenance & Rep	10-470-4285	09/23/2015	Vendor 0436 - St. Luke's Hospital Total:	150.00
Vendor: 0324 - Terrafil Incorporated	0000005446	(2) Loads Clean Fill to Landfill	(2) Loads Clean Fill to Landfill	Concrete Street Replacement	50-470-6310	09/04/2015	Vendor 2723 - Sunset Ford Total:	5,897.37
	0000005475	(1) Load Clean Fill to Landfill	(1) Load Clean Fill to Landfill	Concrete Street Replacement	50-470-6310	09/08/2015		96.00
	0000005504	(5) Loads Clean fill to Landfill w/mud chg	(3)) Loads Clean fill to Landfill w/mud chg	Concrete Street Replacement	50-470-6310	09/09/2015		48.00
	0000005504	(5) Loads Clean fill to Landfill w/mud chg	(2) Loads Clean fill to Landfill w/mud chg	Capital Improvement	70-470-4500	09/09/2015		189.00
Vendor: 2090 - The Lincoln National Life Insurance Company	MANCH-BL-701550-Oct. '15	October Life & ADD Premiu	October Life & ADD Premiu	Life Insurance	10-420-4145	10/01/2015	Vendor 0324 - Terrafil Incorporated Total:	126.00
	MANCH-BL-701550-Oct. '15	October Life & ADD Premiu	October Life & ADD Premiu	Life Insurance	10-425-4145	10/01/2015		459.00
	MANCH-BL-701550-Oct. '15	October Life & ADD Premiu	October Life & ADD Premiu	Life Insurance	10-430-4145	10/01/2015		51.11
	MANCH-BL-701550-Oct. '15	October Life & ADD Premiu	October Life & ADD Premiu	Life Insurance	10-440-4145	10/01/2015		4.11
	MANCH-BL-701550-Oct. '15	October Life & ADD Premiu	October Life & ADD Premiu	Life Insurance	10-460-4145	10/01/2015		26.25
	MANCH-BL-701550-Oct. '15	October Life & ADD Premiu	October Life & ADD Premiu	Life Insurance	10-470-4145	10/01/2015		487.44
	MANCH-BL-701550-Oct. '15	October Life & ADD Premiu	October Life & ADD Premiu	Life Insurance	10-475-4145	10/01/2015		83.76
	MANCH-BL-701550-Oct. '15	October Life & ADD Premiu	October Life & ADD Premiu	Life Insurance	10-480-4145	10/01/2015		172.28
Vendor: 1652 - Tope Plumbing, Inc.	101900	11 Somme Ct. - Sewer Repair	11 Somme Ct. - Sewer Repair	Capital Improvement	70-470-4500	09/13/2015	Vendor 2090 - The Lincoln National Life Insurance Company Total:	38.96
								26.38
								890.29
								2,960.00
								2,960.00

Agenda Item 7a

Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 9/27/2015 - 10/3/2015	Amount
Vendor: 0310 - Treasurer, St. Louis County 10/01/2015	T09201500094004	(4) House Inspections	(4) House Inspections	Professional Fees	10-475-4165	09/20/2015	Vendor 0310 - Treasurer, St. Louis County Total:	381.40 381.40
Vendor: 0337 - Valley Material 10/01/2015	155612	(4.5) Cu Yds 7 SK Meramec "C" Asphalt	(4.5) Cu Yds 7 SK Meramec "C" Asphalt	Concrete Street Replacemen	50-470-6310	09/04/2015		457.00
Vendor: 0342 - West St. Louis County Chamber of Commerce 10/01/2015	21270	Chamber Lunch/Mtg - 9/24/15 - A. Hixson	Chamber Lunch/Mtg - 9/24/15 - A. Hixson	Business Lunch/Dinner	10-420-4180	09/25/2015	Vendor 0337 - Valley Material Total:	457.00
Vendor: 1531 - Zep Manufacturing Company 10/01/2015	9001853643	Sanitize wipes, Lotion soap, Wax bags, Zepdynamic	Sanitize wipes, Lotion soap, Wax bags, Zepdynamic	Building - Maintenance & Re	10-470-4295	09/04/2015	Vendor 0342 - West St. Louis County Chamber of Commerce Total:	25.00
							Vendor 1531 - Zep Manufacturing Company Total:	699.60
							Grand Total:	36,774.22

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 15-2234

ORDINANCE NO. 15-

AN ORDINANCE APPROVING THE CONSOLIDATION OF TWO (2) PARCELS OF PROPERTY DESCRIBED IN EXHIBIT "1" ATTACHED HERETO AND COMMONLY KNOWN AS AND NUMBERED 14224-14264 MANCHESTER ROAD IN THE CITY OF MANCHESTER, MISSOURI.

WHEREAS, the owner of certain properties within the City of Manchester has requested to consolidate such properties, such parcels being more particularly described in Exhibit "1" attached hereto and incorporated herein by reference thereto, and commonly known as and numbered 14224-14264 Manchester Road; and,

WHEREAS, such owner has, in addition, supplied to the City Engineer of the City of Manchester the following documents:

1. Certificates of Title and legal description of the properties to be consolidated, showing their location and extent, points of compass, scale of the plan, and the name of the subdivider and of the surveyor staking the lots;
2. A Certificate that all taxes due have been paid;
3. A Certificate by a surveyor or engineer stating that the lots of such consolidation will conform to the requirements of the zoning district in which they are located; and,

WHEREAS, the City Engineer of the City of Manchester has reviewed all of the said documents to determine if they are in proper order and in conformance with all of the Ordinances of the City of Manchester providing for the regulation and approval of subdivisions, and particularly in regard to the filing and approval of the final plats thereof; and,

WHEREAS, such owner has submitted to the City a consolidation plat for its review and approval.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The consolidation of parcels of property known as and numbered 14224-14264 Manchester Road, a copy of the plat of which being attached hereto and incorporated herein by reference thereto and marked as Exhibit "2", is hereby found to be in proper order and in conformance with the Ordinances of the City of Manchester providing for the regulation and approval of subdivision, and particularly in regard to the filing and approval of final plats thereof.

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 15-2234

ORDINANCE NO. 15-

Section Two: Nothing in this Ordinance shall, in any way, effect or discharge any obligation or responsibility imposed upon the owner by any other Ordinance of the City of Manchester concerning the consolidation of the parcels of property described in Exhibit "1" attached hereto and commonly known as and numbered 14224-14264 Manchester Road.

Section Three: The City Administrator of the City of Manchester is hereby authorized to do all things necessary to allow for the recording of the final plat attached hereto as Exhibit "2."

Section Four: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

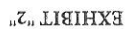
EXHIBIT "1"

Parcel 1:

Lot A2 of the Resubdivision of Lot A of Malan Plaza, according to the plat thereof recorded in Plat Book 350 Page 108 of the St. Louis County Records

Parcel 2:

Lot B of Malan Plaza, according to the plat thereof recorded in Plat Book 209 Page 55 of the St. Louis County Records



INTRODUCED BY ALDERMAN HAMILL

BILL NO. 15-2235

ORDINANCE NO. 15-

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ACADEMY, LTD., TO ENGAGE IN THE YEAR ROUND OUTDOOR STORAGE AND SALE OF PORTABLE PROPANE TANKS AT 14244-14264 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(25) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, A & R Manchester, LLC, on behalf of its tenant Academy, Ltd., has heretofore made application for a Special Use Permit to engage in the year round outdoor storage and sale of portable propane tanks at 14244-14264 Manchester Road (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on September 14, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 21st day of September, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Academy, Ltd. (sometimes referred to herein as "Holder") to use the property at 14244-14264 Manchester Road (the "Site") to engage in the year round outdoor storage and sale of portable propane tanks, as provided in Section 405.240(C)(25) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "1" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 15-2235

ORDINANCE NO. 15-

met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester Statutes and Ordinances
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS ____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN HAMILL

BILL NO. 15-2235

ORDINANCE NO. 15-

I, Ken Attaway, on behalf of Academy, Ltd., do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Academy, Ltd.'s intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2015.

ACADEMY, LTD.

By _____
Ken Attaway
Executive Vice President

EXHIBIT "1"

Parcel 1:

Lot A2 of the Resubdivision of Lot A of Malan Plaza, according to the plat thereof recorded in Plat Book 350 Page 108 of the St. Louis County Records

Parcel 2:

Lot B of Malan Plaza, according to the plat thereof recorded in Plat Book 209 Page 55 of the St. Louis County Records

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

September 14, 2015

Project Information

Case: #15-SUP-014

Applicant: A & R Manchester, LLC

Activity: Special Use Permit to have year round outside storefront storage and sale of propane

Zoning District: C-1 Commercial

Address: 14244 – 14264 Manchester Road

Background

At all times, all propane tanks will be stored in a locked container per the provided safety specifications and only accessed by employees. The proper safety protocols and procedures will be implemented in order to insure public safety and well-being. Additionally, the year round sidewalk display of propane will not impact parking or increase traffic flow in a negative manner. No additional parking spaces other than the general parking for the site will be needed to accommodate this use. Such outdoor displays are typical of such stores and are a widely accepted common practice. No additional employees will be needed for these Sidewalk Displays and so will not be negatively impacted.

Attached is a copy of the Application, Site Plan (see Exhibit "2" at the end of the packet) and a map showing the subject property.

Staff Comments

It is the Department's belief that this use will not substantially increase traffic hazards or congestion. Additionally, the use will not adversely affect the character of the neighborhood, the general welfare of the community, or the public health and safety. This use will also not overtax the public utilities.

Staff has no objections for this Special Use Permit



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☐ A non-refundable fee of \$300.
- ☐ Twenty (20) copies of:
 - ☐ A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - ☐ A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - ☐ Information on the number of parking spaces assigned to the space.
 - ☐ Any other pertinent information for the Commission to review with your application.
- ☐ Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	A & R Manchester, LLC		
	c/o Mr. Irwin Ackerman		
ADDRESS	187 Millburn Avenue, Suite 6, Millburn, New Jersey 07041		
PHONE	973-379-4150	FAX	

CONTRACTOR/ APPLICANT NAME	Stephen L. Kling, Jr.		
COMPANY NAME	Jenkins & Kling, P.C.		
ADDRESS	150 N. Meramec Avenue, Suite 400, St. Louis, MO 63105		
PHONE/EXTENSION	314-721-2525	FAX	314-721-5525
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14244-14264 Manchester Road
LEGAL DESCRIPTION OF PROPERTY	See attached Exhibit "1" for legal description.
LEGAL DESCRIPTION OF PROPERTY (continued)	
PROPOSED SPECIAL USE	Year round outside storefront storage and sale of propane.
EXISTING ZONING	Sec. 405.240(C)(25)- Warehousing, storage or wholesaling of goods, materials or merchandise other than live animals, explosives, toxic materials or flammable gas

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor [Signature] Date 8/18/15

PLANNING AND ZONING USE ONLY

City of Manchester Permit # 15-SUP-014

Received by _____
Director, Planning and Zoning and Economic Development

☒ Fee Paid On: 9-9-15 \$ 300

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
September 14, 2015

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Andy Hixson, City Administrator
Kimberly Fels, Recording Secretary

CASES

- A. **CASE #15-SP-010** – A request for Site Plan Approval has been made by Rolwes Construction for a new home to be built at 601 Joyce Ann. The property is zoned R-1 Single Family Residential.
- B. **CASE #15-SP-011** - A request for Site Plan Approval has been made by Jenkins & Kling, P.C. on behalf of A & R Manchester, LLC at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial and is in the South Manchester Transportation Development District.
- C. **CASE #15-SUP-014** – A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of propane at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.
- D. **CASE #15-SUP-015** - A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.
- E. **CASE #15-SUP-016** - A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have Four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

REPRESENTATIVES OF CASES

- **Jim Rolwes**
Rolwes Construction Inc.
PO Box 454
Ballwin, MO 63022
314-230-7558
- **G.M. Stock**
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63131
636-530-9100
- **Stephen Kling, Jr.**
Jenkins & Kling P.C.
150 N. Meramec Avenue
Clayton, MO 63105
314-721-2525
- **John Keen**
Academy Sports & Outdoors
1800 N. Mason Road
Katy, TX 77449
281-944-6406
- **Abby Schaberg**
Jenkins & Kling P.C.
150 N. Meramec Avenue
Clayton, MO 63105
314-721-2525

PLANNING AND ZONING MINUTES

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of September 14, 2015 to order at 7:01 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Andy Hixson, City Administrator	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Brown made the motion to approve the minutes of August 24, 2015. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Brown seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- A. CASE #15-SP-010** – A request for Site Plan Approval has been made by Rolwes Construction for a home to be built at 601 Joyce Ann. The property is zoned R-1 Single Family Residential.

There was no representation; therefore, Commissioner Labit made motion to table Case #15-SP-010. Commissioner Brown seconded the motion. It was passed by voice vote and the case was tabled until the end of the night when Jim Rolwes arrived to represent the case. Commissioner Brown, then, motioned to re-open the case. Chairman Truesdell seconded the motion and Case #15-SP-010 was re-opened by voice vote.

Speaking for the case was Jim Rolwes of Rolwes Construction Inc. Mr. Rolwes is seeking Site Plan approval for the construction of a new single family home on a currently vacant lot. The new residence is a ranch style and will be approximately 2600 sq ft.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Site Plan and has no objections.

With all questions from the Commission satisfactorily answered, Commissioner Brown made the motion for approval of the site plan review on CASE #15-SP-010. Chairman Truesdell seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- B. CASE #15-SP-011** – A request for Site Plan Approval has been made by Jenkins & Kling, P.C. on behalf of A&R Manchester, LLC at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial and is in the South Manchester Transportation Development District.

Stephen Kling, Jr. of Jenkins & Kling, P.C. spoke as representing the applicant A&R Manchester, LLC and introduced the case as well as other representatives: George Stock of Stock & Associates Consulting Engineers, Inc and John Keen of Academy Sports & Outdoors.

George Stock gave a power-point presentation regarding CASE #15-SP-011, CASE #15-SUP-014, CASE #15-SUP-015 and CASE #15-SUP-016. The project description consists of demolition of a portion of the existing retail center and construction of an End-cap to house the new tenant, Academy Sports & Outdoors. The total proposed building footing would be 130,493 sq. ft.; equating to a Floor Area Ratio of 0.29.

The existing storm water basin would remain and be utilized as it is today. The parking lot would be re-constructed to allow for adequate spaces per Manchester's ordinance and include landscaped islands. The re-development of the property will not change the site typography.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Site Plan.

Upon questions raised by the Commission, George Stock confirmed that the parking lot has a shared agreement for use by all tenants. Also, there will not be an infringement on existing businesses. All plans for the building and construction are moving in line with St. Louis County code as well as Metropolitan Sewer District's requirements.

Commissioner Labit made the motion for approval of the site plan review on CASE #15-SP-011. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- C. CASE #15-SUP-014** – A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A&R Manchester, LLC to have year round outside storefront storage and sale of propane at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

With the questions from the Commission being answered, Commissioner Brown made the motion for approval of the Special Use Permit on CASE #15-SUP-014. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

CASE #15-SUP-014

A request for a Special Use Permit has been made by Jenkins & Kling, P.C. on behalf of A & R Manchester, LLC to have year round outside storefront storage and sale of propane at

14244 – 14264 Manchester Rd.

The property is zoned C-1 Commercial District.

CASE # 15-SUP-015

A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at

14244 – 14264 Manchester Rd.

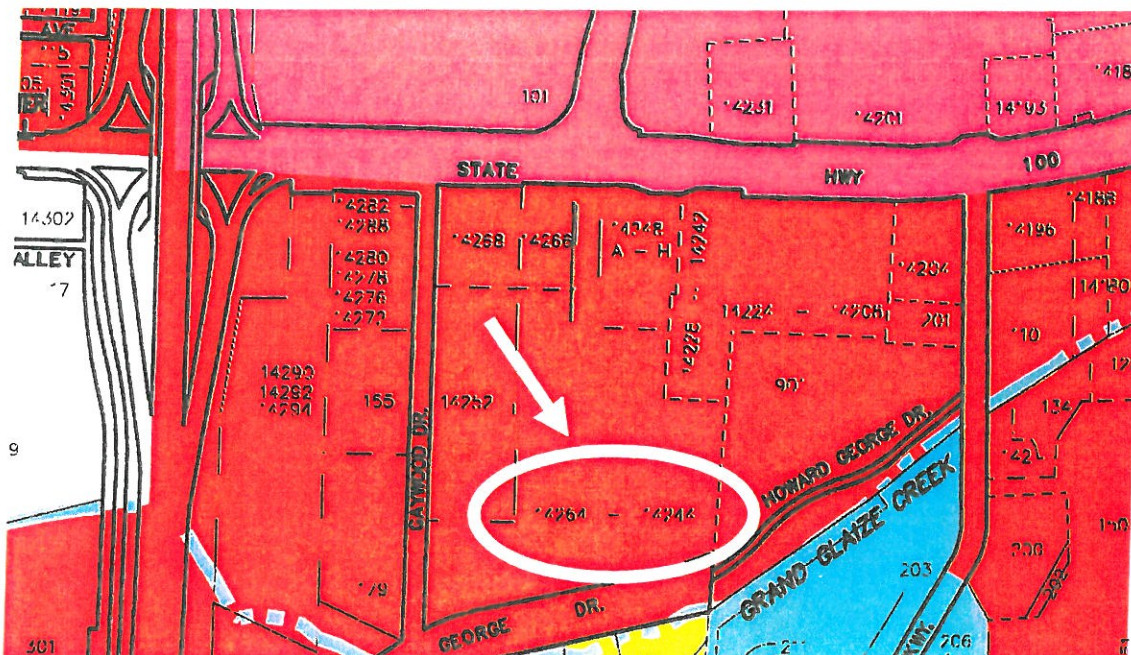
The property is zoned C-1 Commercial District

CASE #15-SUP-016

A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have Four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at

14244 – 14264 Manchester Rd.

The property is zoned C-1 Commercial District.



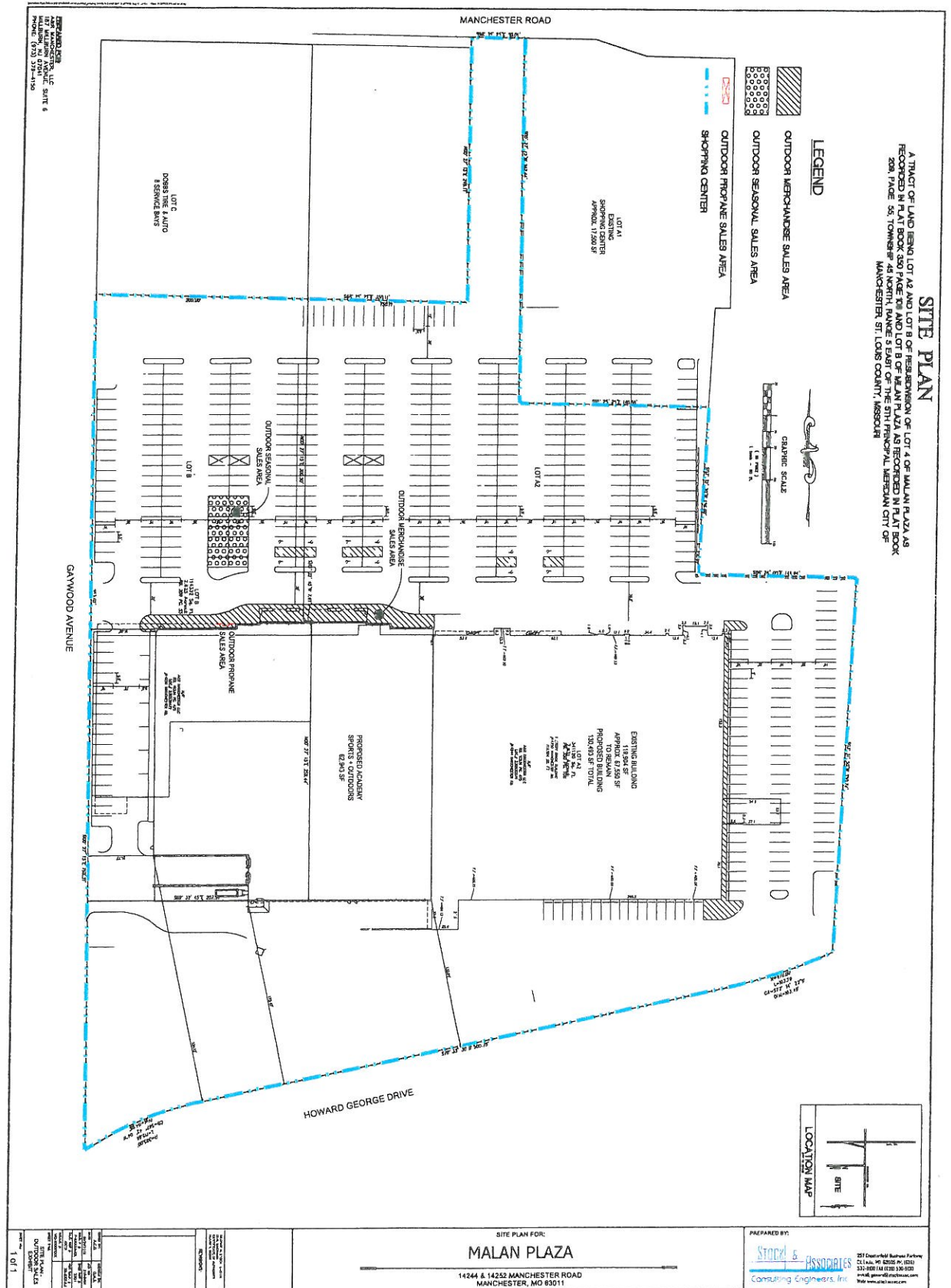


Exhibit "2"



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE # 15-SUP-014: A request for a Special Use Permit has been made by A & R Manchester, LLC, d/b/a Academy Sports, to engage in year-round outdoor storage and sale of portable propane tanks at 14244-14264 Manchester Road. The property is zoned C-1 Commercial District.

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 15-2236

ORDINANCE NO. 15-

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ACADEMY, LTD., TO ENGAGE IN THE YEAR ROUND OUTSIDE STOREFRONT STORAGE AND SALE OF MATERIALS, EQUIPMENT, GOODS, SUPPLIES, AND/OR MERCHANDISE AT 14244-14264 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(D)(1) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, A & R Manchester, LLC, on behalf of its tenant Academy, Ltd., has heretofore made application for a Special Use Permit to engage in the year round outside storefront storage and sale of materials, equipment, goods, supplies, and/or merchandise at 14244-14264 Manchester Road (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on September 14, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 21st day of September, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Academy, Ltd. (sometimes referred to herein as "Holder") to use the property at 14244-14264 Manchester Road (the "Site") to engage in the year round outside storefront storage and sale of materials, equipment, goods, supplies, and/or merchandise, as provided in Section 405.240(D)(1) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "1" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 15-2236

ORDINANCE NO. 15-

met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester Statutes and Ordinances
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS ____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 15-2236

ORDINANCE NO. 15-

I, Ken Attaway, on behalf of Academy, Ltd., do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Academy, Ltd.'s intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2015.

ACADEMY, LTD.

By _____
Ken Attaway
Executive Vice President

EXHIBIT "1"

Parcel 1:

Lot A2 of the Resubdivision of Lot A of Malan Plaza, according to the plat thereof recorded in Plat Book 350 Page 108 of the St. Louis County Records

Parcel 2:

Lot B of Malan Plaza, according to the plat thereof recorded in Plat Book 209 Page 55 of the St. Louis County Records

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

September 14, 2015

Project Information

Case: #15-SUP-015

Applicant: A & R Manchester, LLC

Activity: Special Use Permit to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise

Zoning District: C-1 Commercial

Address: 14244 – 14264 Manchester Road

Background

The year round sidewalk display of merchandise will include such items as grills, children's bicycles, and sporting equipment. Some merchandise will be taken inside at the close of business and some larger items might remain outside overnight. Any items displayed outside will be adequately secured for public safety and only accessible by employees. Additionally, the proper safety protocols and procedures will be implemented in order to insure public safety and well-being. The Sidewalk Displays will not impact parking or increase traffic flow in a negative manner. No additional parking spaces other than the general parking for the site will be needed to accommodate this use. No additional employees will be needed for these Sidewalk Displays and so will not negatively impact parking. Such outdoor displays are typical of such stores and are a widely accepted common practice.

Attached is a copy of the Application, Site Plan (see Exhibit "2" at the end of the packet) and a map showing the subject property.

Staff Comments

It is the Department's belief that this use will not substantially increase traffic hazards or congestion. Additionally, the use will not adversely affect the character of the neighborhood, the general welfare of the community, or the public health and safety. This use will also not overtax the public utilities.

Staff has no objections for this Special Use Permit



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☐ A non-refundable fee of \$300.
- ☐ Twenty (20) copies of:
 - o A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - o A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - o Information on the number of parking spaces assigned to the space.
 - o Any other pertinent information for the Commission to review with your application.
- ☐ Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	A & R Manchester, LLC		
ADDRESS	c/o Mr. Irwin Ackerman 187 Millburn Avenue, Suite 6, Millburn, New Jersey 07041		
PHONE	973-379-4150	FAX	

CONTRACTOR/ APPLICANT NAME	Stephen L. Kling, Jr.		
COMPANY NAME	Jenkins & Kling, P.C.		
ADDRESS	150 N. Meramec Avenue, Suite 400, St. Louis, MO 63105		
PHONE/EXTENSION	314-721-2525	FAX	
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14244-14264 Manchester Road
LEGAL DESCRIPTION OF PROPERTY	See attached Exhibit "1" for legal description.
LEGAL DESCRIPTION OF PROPERTY (continued)	
PROPOSED SPECIAL USE	Year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise.
EXISTING ZONING	Sec. 405.240(D)-Outside storage of materials, equipment, goods, supplies and merchandise is prohibited on any parcel of property in the "C-1" Commercial District.

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor [Signature] Date 8/18/15

PLANNING AND ZONING USE ONLY

City of Manchester Permit # 15-SUP-015

Received by _____
Director, Planning and Zoning and Economic Development

Fee Paid On: 9-9-15 \$ 300

CASE #15-SUP-014

A request for a Special Use Permit has been made by Jenkins & Kling, P.C. on behalf of A & R Manchester, LLC to have year round outside storefront storage and sale of propane at

14244 – 14264 Manchester Rd.

The property is zoned C-1 Commercial District.

CASE # 15-SUP-015

A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at

14244 – 14264 Manchester Rd.

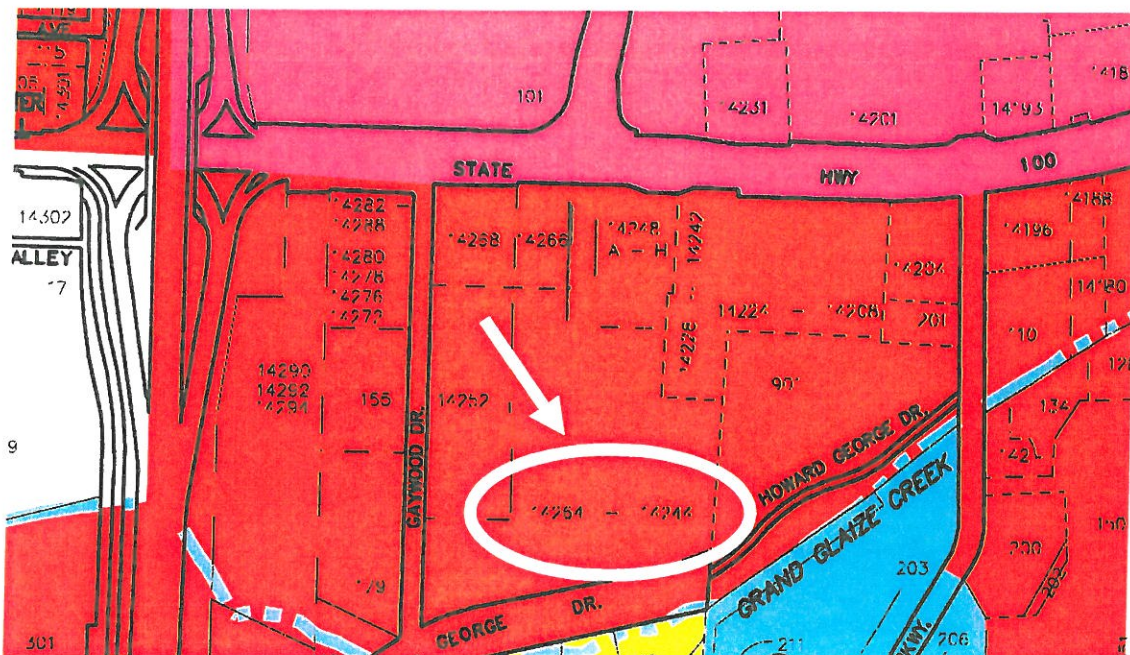
The property is zoned C-1 Commercial District

CASE #15-SUP-016

A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have Four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at

14244 – 14264 Manchester Rd.

The property is zoned C-1 Commercial District.



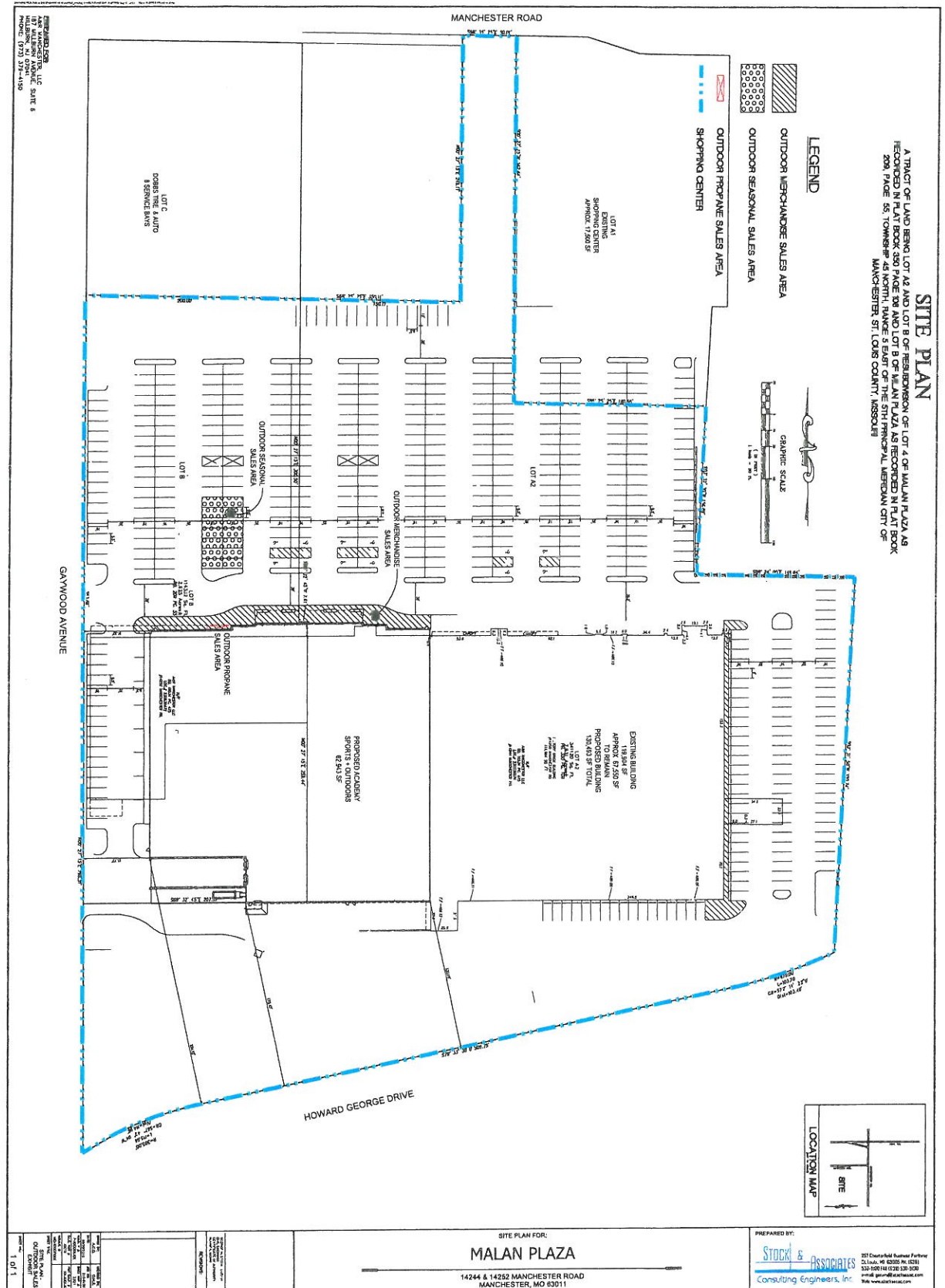


Exhibit "2"

CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION

MEETING MINUTES

September 14, 2015

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Andy Hixson, City Administrator
Kimberly Fels, Recording Secretary

CASES

- A. **CASE #15-SP-010** – A request for Site Plan Approval has been made by Rolwes Construction for a new home to be built at 601 Joyce Ann. The property is zoned R-1 Single Family Residential.
- B. **CASE #15-SP-011** - A request for Site Plan Approval has been made by Jenkins & Kling, P.C. on behalf of A & R Manchester, LLC at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial and is in the South Manchester Transportation Development District.
- C. **CASE #15-SUP-014** – A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of propane at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.
- D. **CASE #15-SUP-015** - A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.
- E. **CASE #15-SUP-016** - A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have Four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

REPRESENTATIVES OF CASES

- **Jim Rolwes**
Rolwes Construction Inc.
PO Box 454
Ballwin, MO 63022
314-230-7558
- **G.M. Stock**
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63131
636-530-9100
- **Stephen Kling, Jr.**
Jenkins & Kling P.C.
150 N. Meramec Avenue
Clayton, MO 63105
314-721-2525
- **John Keen**
Academy Sports & Outdoors
1800 N. Mason Road
Katy, TX 77449
281-944-6406
- **Abby Schaberg**
Jenkins & Kling P.C.
150 N. Meramec Avenue
Clayton, MO 63105
314-721-2525

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of September 14, 2015 to order at 7:01 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Andy Hixson, City Administrator	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Brown made the motion to approve the minutes of August 24, 2015. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Brown seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- A. CASE #15-SP-010** – A request for Site Plan Approval has been made by Rolwes Construction for a home to be built at 601 Joyce Ann. The property is zoned R-1 Single Family Residential.

There was no representation; therefore, Commissioner Labit made motion to table Case #15-SP-010. Commissioner Brown seconded the motion. It was passed by voice vote and the case was tabled until the end of the night when Jim Rolwes arrived to represent the case. Commissioner Brown, then, motioned to re-open the case. Chairman Truesdell seconded the motion and Case #15-SP-010 was re-opened by voice vote.

Speaking for the case was Jim Rolwes of Rolwes Construction Inc. Mr. Rolwes is seeking Site Plan approval for the construction of a new single family home on a currently vacant lot. The new residence is a ranch style and will be approximately 2600 sq ft.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Site Plan and has no objections.

- D. CASE #15-SUP-015** –A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A&R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

With the questions from the Commission being answered, Chairman Truesdell made the motion for approval of the Special Use Permit on CASE #15-SUP-015. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- E. CASE #15-SUP-016** –A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A&R Manchester, LLC to have four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

With the questions from the Commission being answered, Commissioner Labit made the motion for approval of the Special Use Permit on CASE #15-SUP-016. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

7. PLANNING AND ZONING DIRECTOR'S REPORT

City Administrator Hixson informed the Commission that a Director for Planning & Zoning has accepted the position and will start soon in October.

8. EX-OFFICIO'S REPORT

Alderman Clement recalled the City of Manchester's Homecoming was a great success with strong crowds and happy vendors.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

10. ADJOURNMENT

Commissioner Brown made the motion to adjourn the Planning and Zoning Commission meeting of September 14, 2015 at 7:42 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Respectfully submitted by:
 Kimberly Fels, Recording Secretary

#



Agenda Item 9c

City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE # 15-SUP-015: A request for a Special Use Permit has been made by A & R Manchester, LLC, d/b/a Academy Sports, to engage in year-round outdoor storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244-14264 Manchester Road. The property is zoned C-1 Commercial District.

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 15-2237

ORDINANCE NO. 15-

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO ACADEMY, LTD. , TO ENGAGE IN THE YEAR ROUND OUTSIDE STOREFRONT STORAGE AND SALE OF MATERIALS, EQUIPMENT, GOODS, SUPPLIES, AND/OR MERCHANDISE AT 14244-14264 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(D)(1) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, A & R Manchester, LLC, on behalf of its tenant, Academy, Ltd., has heretofore made application for a Special Use Permit to have four (4) outdoor displays of materials, equipment, goods, supplies, and/or merchandise per calendar year, for a maximum time period of four (4) days each at 14244-14264 Manchester Road (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on September 14, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 21st day of September, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Academy, Ltd. (sometimes referred to herein as "Holder") to use the property at 14244-14264 Manchester Road (the "Site") to have four (4) outdoor displays of materials, equipment, goods, supplies, and/or merchandise per calendar year, for a maximum period of four (4) days each, as provided in Section 405.240(D)(1) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "1" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 15-2237

ORDINANCE NO. 15-

met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester Statutes and Ordinances
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS ____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 15-2237

ORDINANCE NO. 15-

I, Ken Attaway, on behalf of Academy, Ltd., do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Academy, Ltd.'s intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2015.

ACADEMY, LTD.

By _____
Ken Attaway
Executive Vice President

EXHIBIT "1"

Parcel 1:

Lot A2 of the Resubdivision of Lot A of Malan Plaza, according to the plat thereof recorded in Plat Book 350 Page 108 of the St. Louis County Records

Parcel 2:

Lot B of Malan Plaza, according to the plat thereof recorded in Plat Book 209 Page 55 of the St. Louis County Records

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

September 14, 2015

Project Information

Case: #15-SUP-016

Applicant: A & R Manchester, LLC

Activity: Special Use Permit to have four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days

Zoning District: C-1 Commercial

Address: 14244 – 14264 Manchester Road

Background

The larger displays taking place four times per year for a maximum time period of four days will impact only sixteen parking spaces. As designed in the comprehensive site plan, the Property and the cross easement allow ample parking in order to accommodate traffic flow on these four days. No additional parking spaces other than the general parking for the site will be needed to accommodate this use. No additional employees will be needed for these Seasonal Sales and so parking will not be negatively impacted. Merchandise sold at Seasonal Sales, such as grills, will be adequately locked into place and only accessible by employees to promote public safety.

Attached is a copy of the Application, Site Plan (see Exhibit "2" at the end of the packet) and a map showing the subject property.

Staff Comments

It is the Department's belief that this use will not substantially increase traffic hazards or congestion. Additionally, the use will not adversely affect the character of the neighborhood, the general welfare of the community, or the public health and safety. This use will also not overtax the public utilities.

Staff has no objections for this Special Use Permit



APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☐ A non-refundable fee of \$300.
- ☐ Twenty (20) copies of:
 - ☐ A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - ☐ A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - ☐ Information on the number of parking spaces assigned to the space.
 - ☐ Any other pertinent information for the Commission to review with your application.
- ☐ Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	A & R Manchester, LLC		
ADDRESS	c/o Mr. Irwin Ackerman 187 Millburn Avenue, Suite 6, Millburn, New Jersey 07041		
PHONE	973-379-4150	FAX	

CONTRACTOR/ APPLICANT NAME	Stephen L. Kling, Jr.		
COMPANY NAME	Jenkins & Kling, P.C.		
ADDRESS	150 N. Meramec Avenue, Suite 400, St. Louis, MO 63105		
PHONE/EXTENSION	314-721-2525	FAX	314-721-5525
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14244-14264 Manchester Road
LEGAL DESCRIPTION OF PROPERTY	See attached Exhibit "1" for legal description.
LEGAL DESCRIPTION OF PROPERTY (continued)	
PROPOSED SPECIAL USE	Four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days.
EXISTING ZONING	Sec. 405.240(D)-Two (2) outdoor displays of materials, equipment, goods, supplies and merchandise permitted per calendar year, for a maximum time period of one (1) week.

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor *[Signature]* Date 9/18/15

PLANNING AND ZONING USE ONLY

City of Manchester Permit # 15-SUP-D16

Received by _____
Director, Planning and Zoning and Economic Development

Fee Paid On: 9-9-15 \$300-

CASE #15-SUP-014

A request for a Special Use Permit has been made by Jenkins & Kling, P.C. on behalf of A & R Manchester, LLC to have year round outside storefront storage and sale of propane at

14244 – 14264 Manchester Rd.

The property is zoned C-1 Commercial District.

CASE # 15-SUP-015

A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at

14244 – 14264 Manchester Rd.

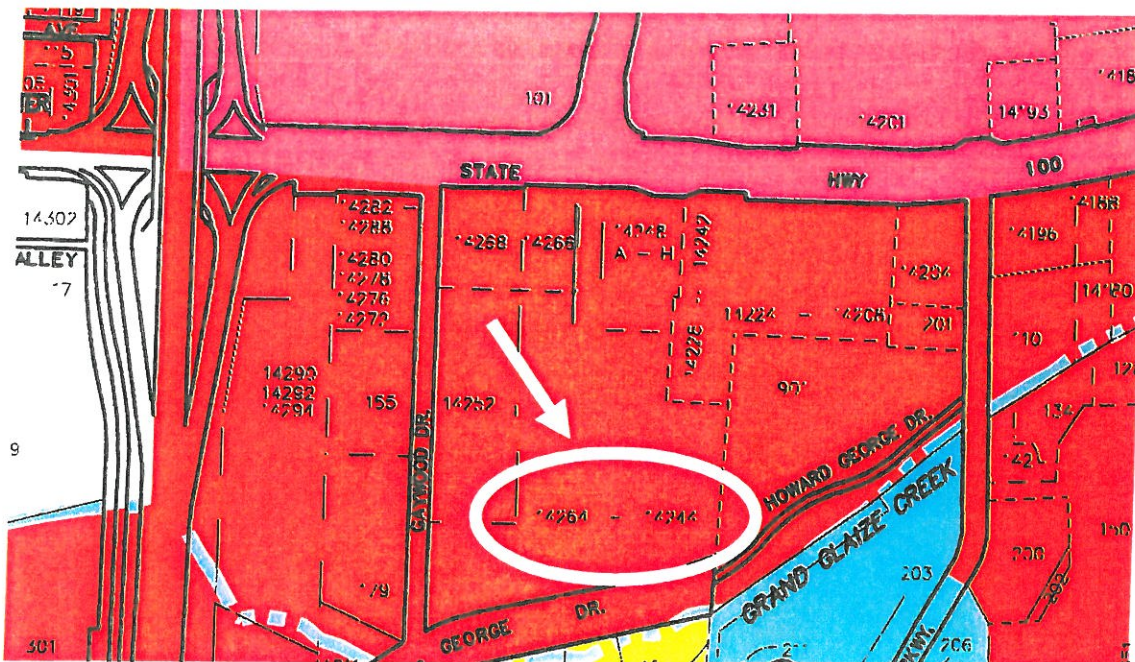
The property is zoned C-1 Commercial District

CASE #15-SUP-016

A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have Four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at

14244 - 14264 Manchester Rd.

The property is zoned C-1 Commercial District.



SIEFLIN
A TRACT OF LAND BEING LOT A2 AND LOT B OF REBUDINSON OF LOT 4 OF WALN PLAZA AS RECORDED IN PLAT BOOK 350 PAGE 08 AND LOT B OF WALN PLAZA AS RECORDED IN PLAT BOOK 209, PAGE 55, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF MARCHESIER, ST. LOUIS COUNTY, MISSOURI



CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
September 14, 2015**

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Andy Hixson, City Administrator
Kimberly Fels, Recording Secretary

CASES

- A. **CASE #15-SP-010** – A request for Site Plan Approval has been made by Rolwes Construction for a new home to be built at 601 Joyce Ann. The property is zoned R-1 Single Family Residential.
- B. **CASE #15-SP-011** - A request for Site Plan Approval has been made by Jenkins & Kling, P.C. on behalf of A & R Manchester, LLC at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial and is in the South Manchester Transportation Development District.
- C. **CASE #15-SUP-014** – A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of propane at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.
- D. **CASE #15-SUP-015** - A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.
- E. **CASE #15-SUP-016** - A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have Four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

REPRESENTATIVES OF CASES

- **Jim Rolwes**
Rolwes Construction Inc.
PO Box 454
Ballwin, MO 63022
314-230-7558
- **G.M. Stock**
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63131
636-530-9100
- **Stephen Kling, Jr.**
Jenkins & Kling P.C.
150 N. Meramec Avenue
Clayton, MO 63105
314-721-2525
- **John Keen**
Academy Sports & Outdoors
1800 N. Mason Road
Katy, TX 77449
281-944-6406
- **Abby Schaberg**
Jenkins & Kling P.C.
150 N. Meramec Avenue
Clayton, MO 63105
314-721-2525

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of September 14, 2015 to order at 7:01 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Andy Hixson, City Administrator	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Brown made the motion to approve the minutes of August 24, 2015. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Brown seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- A. CASE #15-SP-010** – A request for Site Plan Approval has been made by Rolwes Construction for a home to be built at 601 Joyce Ann. The property is zoned R-1 Single Family Residential.

There was no representation; therefore, Commissioner Labit made motion to table Case #15-SP-010. Commissioner Brown seconded the motion. It was passed by voice vote and the case was tabled until the end of the night when Jim Rolwes arrived to represent the case. Commissioner Brown, then, motioned to re-open the case. Chairman Truesdell seconded the motion and Case #15-SP-010 was re-opened by voice vote.

Speaking for the case was Jim Rolwes of Rolwes Construction Inc. Mr. Rolwes is seeking Site Plan approval for the construction of a new single family home on a currently vacant lot. The new residence is a ranch style and will be approximately 2600 sq ft.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Site Plan and has no objections.

- D. CASE #15-SUP-015** –A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A&R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

With the questions from the Commission being answered, Chairman Truesdell made the motion for approval of the Special Use Permit on CASE #15-SUP-015. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- E. CASE #15-SUP-016** –A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A&R Manchester, LLC to have four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

With the questions from the Commission being answered, Commissioner Labit made the motion for approval of the Special Use Permit on CASE #15-SUP-016. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

7. PLANNING AND ZONING DIRECTOR'S REPORT

City Administrator Hixson informed the Commission that a Director for Planning & Zoning has accepted the position and will start soon in October.

8. EX-OFFICIO'S REPORT

Alderman Clement recalled the City of Manchester's Homecoming was a great success with strong crowds and happy vendors.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

10. ADJOURNMENT

Commissioner Brown made the motion to adjourn the Planning and Zoning Commission meeting of September 14, 2015 at 7:42 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Respectfully submitted by:
Kimberly Fels, Recording Secretary

#



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE # 15-SUP-016: A request for a Special Use Permit has been made by A & R Manchester, LLC, d/b/a Academy Sports, to have four outdoor displays per calendar year of materials, equipment, goods, supplies and/or merchandise at 14244-14264 Manchester Road. The property is zoned C-1 Commercial District.

INTRODUCED BY ALDERMAN BAUMANN

BILL NO. 15-2238

ORDINANCE NO. 15-

AN ORDINANCE AMENDING SECTION 405.290 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER REGULATING THE OFF-STREET PARKING REQUIREMENTS FOR MIXED USES IN THE CITY OF MANCHESTER.

WHEREAS, City staff has heretofore brought before the City's Planning and Zoning Commission certain issues relating to the off-street parking requirements for mixed uses in the City of Manchester, and

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester a certain amendment to those zoning regulations, and

WHEREAS, the Board of Aldermen did, on the 21st day of September, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.770 of the Code of Ordinances of the City of Manchester, and, after conducting said public hearing, did take the proposed amendments under advisement, and

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended changes to the current zoning regulations, does find that the proposed changes would be in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Section 405.060 of the Code of Ordinances of the City of Manchester is hereby amended as such Section relates to the off-street parking requirements for mixed uses so that such shall, hereafter, read as follows:

Section 405.290. Off-Street Parking Requirements

- A. Specific Requirements By Use. Except as otherwise provided in this Chapter, when any building or structure is hereafter erected or structurally altered, or any building or structure hereafter erected is converted, accessory off-street parking spaces shall be provided as follows:

When determining the required parking spaces for mixed uses

1 per 250 square feet of area, unless the use involves retail sales, in which event the requirement shall be 1 per 250 square feet of retail sales area, subject to such additional requirements of this Section as may be applicable (as example, warehousing area)

INTRODUCED BY ALDERMAN BAUMANN

BILL NO. 15-2238

ORDINANCE NO. 15-

Section Two: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 24, 2015

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Andy Hixson, City Administrator
Kimberly Fels, Recording Secretary

CASES

REPRESENTATIVES OF CASES

A. **CASE #15-SP-009** – A request for Site Plan Approval has been made by Jacob Eldridge of Manchester 17, LLC for an outdoor patio addition at 17 Nationalway Shopping Center. The property is zoned PBD Planned Business District.

- **Vankit Nagila**
Rani, LLC
653 Big Bend Road
Manchester, MO 63021
636-227-4062

B. **CASE #15-SUP-013** – A request for a Special Use Permit has been made by Rani, LLC dba Discount Liquors to operate a package liquor retail store at 701 Big Bend Road. The property is zoned C-2 Commercial District.

- **Jake Eldridge & Derek Lauer**
Manchester 17, LLC
17 Nationalway Shopping Center
Manchester, MO 63011
314-600-1600

C. **CASE #15-TXT-005** – A text amendment is proposed to Sections 405.290 of the City's Zoning Code to modify the regulations relative to the off-street parking requirements for mixed uses in the City of Manchester.

- **City Attorney Patrick Gunn**
14318 Manchester Road
Manchester, MO 63011
636-227-1385

D. **CASE #15-TXT-006** – A text amendment is proposed to Sections 405.340 of the City's Zoning Code to modify the regulations relative to the requirements for business signs attached to buildings in the City of Manchester.

- **City Attorney Patrick Gunn**
14318 Manchester Road
Manchester, MO 63011
636-227-1385

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of August 24, 2015 to order at 7:01 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Andy Hixson, City Administrator	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Brown made the motion to approve the minutes of August 10, 2015. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Brown seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- A. **CASE #15-SP-009** – A request for Site Plan Approval has been made by Jacob Eldridge of Manchester 17, LLC for an outdoor patio addition at 17 Nationalway Shopping Center. The property is zoned PBD Planned Business District.

Speaking for the case is owner Jake Eldridge of Manchester 17, LLC and Architect Derek Lauer of Lauer Architecture. The proposed addition is a 25 ft by 45 ft wood-framed sub-structure on concrete piers off the east side of the existing restaurant. The deck would be compiled with pressure treated wood-framing and decking of a western cedar finish. The deck would also be enclosed with a guardrail. This would be a low deck, only 18 inches off the ground. The area where the deck would be is currently on an asphalt paved, already impervious portion of the site. Therefore, there will not be any additional surfaces to the lot.

City Administrator Hixson provided staff report. The project meets and exceeds all required minimum setbacks. The staff has no objections.

Commissioner Korte asked if there was going to be sufficient parking due to the loss of 6 parking spaces to accommodate the deck. City Administrator Hixson affirmed there was enough parking. Commissioner Korte also made note that there was going to be a driveway right along one of the sides of the deck and asked if there would be a curb of some sort to eliminate someone from driving into the deck. Architect Lauer said an asphalt curb should be sufficient and possibly a landscape barrier.

Commissioner Smith questioned if there were any plans for a roof on the deck. Mr. Eldridge said he wanted to get the restaurant up and running before any additions.

Alderman Clement noted there are two single doors for access to the deck from the restaurant and questioned if this would pose a problem for traffic in and out of the restaurant. Mr. Eldridge affirmed there would be direct access to the deck from the outside. Alderman Clement also asked how many tables will be seated outside on the deck. Architect Lauer stated from his recollection there would be around 12 to 16 four-tops. Alderman Clement said outdoor seating is a good idea and suggested some foliage to soften things up.

Chairman Truesdell questioned if smoking would be permitted on the deck. Mr. Eldridge confirmed that one reason why he wanted the deck for outdoor seating was to allow smoking. Chairman Truesdell wanted to make sure there was a reasonable degree of separation between the doors into the restaurant and the smoke from the deck. Mr. Eldridge and Architect Lauer established there is a vestibule area between the doors and the seating area of the restaurant.

Commissioner Labit made the motion for approval of the site plan review on CASE #15-SP-009. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

- B. CASE #15-SUP-013** – A request for a Special Use Permit has been made by Rani, LLC dba Discount Liquors to operate a package liquor retail store at 701 Big Bend Road. The property is zoned C-2 Commercial District.

Mr. Venkat Nagila spoke on the case. Discount Liquors is currently housed at 653 Big Bend Road and desires to move to space 701 Big Bend Road within the same building complex.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

Commissioner Smith made the motion for approval of the Special Use Permit on CASE #15-SUP-013. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

- C. CASE #15-TXT-005** – A text amendment is proposed to Sections 405.290 of the City's Zoning Code to modify the regulations relative to the off-street parking requirements for mixed uses in the City of Manchester.

City Attorney Patrick Gunn represented this case. The current text reads 5 parking spaces per 1000 sq ft of retail sales. Many neighboring cities require 4 spaces per 1000 sq ft for retail sales (including St. Louis County). The revised reading would include 1 parking space per 250 sq ft retail space.

Chairman Truesell confirmed that the square footage was determined by actual retail space, not including storage space for merchandise. Attorney Gunn defined this is only applicable to mixed uses business.

City Attorney Patrick Gunn informed that the motivation to this amendment is to acquire more green space and to help eliminate storm water run-off.

Commissioner Korte asked how many "mixed use" businesses are in the City that this would affect. The already built businesses would not be affected. This amendment would affect new builds. This gives the potential for more green space in the future.

Chairman Truesdell inquired as to the verbiage in Section 405.290 constituting "structurally altered". City Attorney Gunn clarified that structurally altered would impact the integrity of the building, so far as to create or reduce space of the building.

Commissioner Fluchel made the motion for approval of the text amendment on CASE #15-TXT-005. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

- D. CASE #15-TXT-006** –A text amendment is proposed to Sections 405.340 of the City's Zoning Code to modify the regulations relative to the requirements for business signs attached to buildings in the City of Manchester.

City Attorney Patrick Gunn represented this case. The City of Manchester's current wall sign regulation is 5 percent of the wall of the building. The staff has proposed that the percentage move from 5 to 8 percent of the wall. This is for buildings that meet the criteria of 400 ft or more away from Manchester Road.

Commissioner Labit questioned the intrinsic benefit this would propose. Attorney Gunn replied visibility is one concern as well as traffic. It is important for the City to have some reasonable sign regulations that are helpful for both businesses and customers to prepare the traffic route.

Alderman Clement raised a concern that there would not be a noticeable difference. Attorney Gunn confirmed that with recent regulations which allow for better measurement and placement on building signs, as well as this proposed increase of 8% wall space, would make the signs more noticeable without being too monumental and consuming.

Commissioner Brown made the motion for approval of the text amendment on CASE #15-TXT-006. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

7. PLANNING AND ZONING DIRECTOR'S REPORT

City Administrator Hixson announced the new Administrative Assistant for Planning and Zoning is Kimberly Fels. Also, Mayor Willson and City Administrator Hixson are conducting interviews for the Director of Planning and Zoning this week.

8. EX-OFFICIO'S REPORT

Alderman Clement commented on a bill text amendment for the Historic District and moving towards beer, wine and coffee tasting that will likely be approved according to the Commission's recommendation.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Two Boy Scouts were attending the Planning and Zoning meeting to prepare for a relevant badge.

10. ADJOURNMENT

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

Project Information

August 19, 2015

Case: #15-TXT-005

Applicant: City Staff

Activity: Text amendment regarding off-street parking requirements for mixed uses

Zoning District: All commercial zoning districts

Background

Over the last six months, City staff has been discussing the current off-street parking requirements for mixed uses in the City. Those requirements presently are 1 space for every 200 square feet of retail space (i.e. 5 spaces per 1,000 square feet). Quite by chance, St. Louis County has recently reduced its off-street parking requirements to 4 spaces per 1,000 square feet of retail space. This change was very much in line with the staff's feelings, as we had considered the off-street parking requirements of several of our neighboring cities and found them to be 4 per 1,000 square feet. Even some of our neighboring cities require less than 4 per 1,000 square feet under some circumstances. Realizing the very large number of essentially unused parking spaces for the vast majority of the year, the staff believes that this amendment is needed and appropriate.

Staff Comments

The staff encourages a favorable recommendation by the Commission to the Board of Aldermen on this text amendment.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

- A. **CASE #15-TXT-005** – A text amendment is proposed to Sections 405.290 of the City's Zoning Code to modify the regulations relative to the off-street parking requirements for mixed uses in the City of Manchester.

INTRODUCED BY ALDERMAN BAUMANN

BILL NO. 15-2239

ORDINANCE NO. 15-

AN ORDINANCE AMENDING SECTION 405.340 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER REGULATING THE REQUIREMENTS FOR BUSINESS SIGNS ATTACHED TO BUILDINGS IN THE CITY OF MANCHESTER.

WHEREAS, City staff has heretofore brought before the City's Planning and Zoning Commission certain issues relating to the requirements for business signs attached to buildings in the City of Manchester, and

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester a certain amendment to the City's zoning regulations, and

WHEREAS, the Board of Aldermen did, on the 21st day of September, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.770 of the Code of Ordinances of the City of Manchester, and, after conducting said public hearing, did take the proposed amendments under advisement, and

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended changes to the current zoning regulations, does find that the proposed changes would be in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Section 405.340 of the Code of Ordinances of the City of Manchester is hereby amended as such Section relates to the requirements for business signs attached to buildings so that such shall read as follows:

Section 405.340. Business Signs Attached To Buildings

- A. Business signs attached to buildings shall not project beyond such buildings more than eighteen (18) inches horizontally and shall not project above the roof more than five (5) feet.
 - 1. Each business may have one (1) attached business sign whose outline area shall not exceed five percent (5%) of the wall area of the business which fronts a public street or which fronts the main parking area of the development.
 - 2. The total outline area of all business signs shall be calculated based upon the average width and height of the wall upon which the sign will be located.
 - 3. Mansard type roofs shall be considered part of the wall for the purpose of the calculations and regulations of this Section A.

INTRODUCED BY ALDERMAN BAUMANN

BILL NO. 15-2239

ORDINANCE NO. 15-

- B. In lieu of the provisions of Subsection A of this Section, for purposes of facilitating visibility and improving the flow of traffic, the following provisions shall apply with respect to building signs for any property within a "C-1" Commercial District operated as a retail and/or mixed use center (i) having at least one hundred thousand (100,000) square feet of building floor area on the property, (ii) having a majority of building frontages on the property facing Manchester Road, and (iii) having all buildings on the property located more than four hundred (400) linear feet from Manchester Road:

Business signs attached to these buildings shall not project beyond such buildings more than eighteen (18) inches horizontally, other than canopies and canopy signs which may project up to one hundred thirty-two (132) inches horizontally. Building signs shall not project above the roof more than five (5) feet.

1. Each business may have one (1) or more attached business sign(s) whose aggregate outline area shall not exceed eight percent (8%) of the wall area of that business which fronts a public street or which fronts the main parking area of the development.
2. The total outline area of all business signs shall be calculated based upon the average width and height of the wall upon which the sign will be located.
3. Mansard type roofs shall be considered part of the wall for the purpose of these calculations and regulations of this Section B.

Section Two: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 24, 2015

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Andy Hixson, City Administrator
Kimberly Fels, Recording Secretary

CASES

- A. **CASE #15-SP-009** – A request for Site Plan Approval has been made by Jacob Eldridge of Manchester 17, LLC for an outdoor patio addition at 17 Nationalway Shopping Center. The property is zoned PBD Planned Business District.
- B. **CASE #15-SUP-013** – A request for a Special Use Permit has been made by Rani, LLC dba Discount Liquors to operate a package liquor retail store at 701 Big Bend Road. The property is zoned C-2 Commercial District.
- C. **CASE #15-TXT-005** – A text amendment is proposed to Sections 405.290 of the City's Zoning Code to modify the regulations relative to the off-street parking requirements for mixed uses in the City of Manchester.
- D. **CASE #15-TXT-006** – A text amendment is proposed to Sections 405.340 of the City's Zoning Code to modify the regulations relative to the requirements for business signs attached to buildings in the City of Manchester.

REPRESENTATIVES OF CASES

- **Vankit Nagila**
Rani, LLC
653 Big Bend Road
Manchester, MO 63021
636-227-4062
- **Jake Eldridge & Derek Lauer**
Manchester 17, LLC
17 Nationalway Shopping Center
Manchester, MO 63011
314-600-1600
- **City Attorney Patrick Gunn**
14318 Manchester Road
Manchester, MO 63011
636-227-1385
- **City Attorney Patrick Gunn**
14318 Manchester Road
Manchester, MO 63011
636-227-1385

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of August 24, 2015 to order at 7:01 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

PLANNING AND ZONING MINUTES

AUGUST 24, 2015

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Andy Hixson, City Administrator	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Brown made the motion to approve the minutes of August 10, 2015. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Brown seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- A. CASE #15-SP-009 – A request for Site Plan Approval has been made by Jacob Eldridge of Manchester 17, LLC for an outdoor patio addition at 17 Nationalway Shopping Center. The property is zoned PBD Planned Business District.

Speaking for the case is owner Jake Eldridge of Manchester 17, LLC and Architect Derek Lauer of Lauer Architecture. The proposed addition is a 25 ft by 45 ft wood-framed sub-structure on concrete piers off the east side of the existing restaurant. The deck would be compiled with pressure treated wood-framing and decking of a western cedar finish. The deck would also be enclosed with a guardrail. This would be a low deck, only 18 inches off the ground. The area where the deck would be is currently on an asphalt paved, already impervious portion of the site. Therefore, there will not be any additional surfaces to the lot.

City Administrator Hixson provided staff report. The project meets and exceeds all required minimum setbacks. The staff has no objections.

Commissioner Korte asked if there was going to be sufficient parking due to the loss of 6 parking spaces to accommodate the deck. City Administrator Hixson affirmed there was enough parking. Commissioner Korte also made note that there was going to be a driveway right along one of the sides of the deck and asked if there would be a curb of some sort to eliminate someone from driving into the deck. Architect Lauer said an asphalt curb should be sufficient and possibly a landscape barrier.

Commissioner Smith questioned if there were any plans for a roof on the deck. Mr. Eldridge said he wanted to get the restaurant up and running before any additions.

Chairman Truesdell inquired as to the verbiage in Section 405.290 constituting "structurally altered". City Attorney Gunn clarified that structurally altered would impact the integrity of the building, so far as to create or reduce space of the building.

Commissioner Fluchel made the motion for approval of the text amendment on CASE #15-TXT-005. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

- D. CASE #15-TXT-006**—A text amendment is proposed to Sections 405.340 of the City's Zoning Code to modify the regulations relative to the requirements for business signs attached to buildings in the City of Manchester.

City Attorney Patrick Gunn represented this case. The City of Manchester's current wall sign regulation is 5 percent of the wall of the building. The staff has proposed that the percentage move from 5 to 8 percent of the wall. This is for buildings that meet the criteria of 400 ft or more away from Manchester Road.

Commissioner Labit questioned the intrinsic benefit this would propose. Attorney Gunn replied visibility is one concern as well as traffic. It is important for the City to have some reasonable sign regulations that are helpful for both businesses and customers to prepare the traffic route.

Alderman Clement raised a concern that there would not be a noticeable difference. Attorney Gunn confirmed that with recent regulations which allow for better measurement and placement on building signs, as well as this proposed increase of 8% wall space, would make the signs more noticeable without being too monumental and consuming.

Commissioner Brown made the motion for approval of the text amendment on CASE #15-TXT-006. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

7. PLANNING AND ZONING DIRECTOR'S REPORT

City Administrator Hixson announced the new Administrative Assistant for Planning and Zoning is Kimberly Fels. Also, Mayor Willson and City Administrator Hixson are conducting interviews for the Director of Planning and Zoning this week.

8. EX-OFFICIO'S REPORT

Alderman Clement commented on a bill text amendment for the Historic District and moving towards beer, wine and coffee tasting that will likely be approved according to the Commission's recommendation.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Two Boy Scouts were attending the Planning and Zoning meeting to prepare for a relevant badge.

10. ADJOURNMENT

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

Project Information

August 19, 2015

Case: #15-TXT-006

Applicant: City Staff

Activity: Text Amendment regarding wall signs

Zoning District: C-1 Commercial District

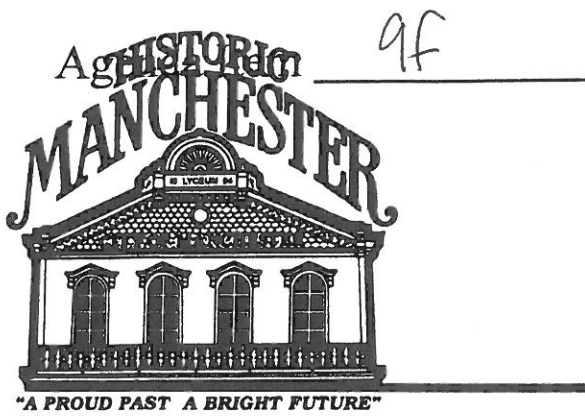
Background

For quite some time, the staff has been considering concerns expressed by business owners who own businesses that are a considerable distance off of Manchester Road. As an example, certain businesses in the Lafayette Center have commented that the Zoning Ordinance's current 5% of the wall area limit is inadequate because of an inability of the motoring public to see their signs from Manchester Road.

As a result of those concerns, the staff has prepared a proposed text amendment to Section 405.340 of the Code of Ordinances which recognizes these unusual circumstances and affords a slightly larger sign (8% of the wall area) on those businesses which meet the very specific conditions of the proposed amendment.

Staff Comments

The staff encourages a favorable recommendation by the Commission to the Board of Aldermen on this text amendment.



City of Manchester
14318 Manchester Road
Manchester, Missouri 63011

(636) 227-1385

PUBLIC HEARING NOTICE

The City of Manchester Board of Aldermen shall hold a public hearing on Monday, September 21, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

- A. **CASE #15-TXT-006** – A text amendment is proposed to Sections 405.340 of the City's Zoning Code to modify the regulations relative to the requirements for business signs attached to buildings in the City of Manchester.

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-2240

ORDINANCE NO. 15-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, MISSOURI, BY ADDING A NEW SECTION 215.155 RELATING TO OUTDOOR COMMERCIAL COOKING.

WHEREAS, City staff has, after careful consideration, recommended an amendment of the City's Code of Ordinances regarding outdoor commercial cooking; and

WHEREAS, the Board of Aldermen, based on such recommendation, desires to amend the Code of Ordinances by adding a new Section 215.155 to include outdoor commercial cooking within the City, under certain circumstances.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The Code of Ordinances of the City of Manchester is hereby amended by adding a new Section 215.155 which shall, hereafter, read as follows:

SECTION 215.155: OUTDOOR COMMERCIAL COOKING

- A. *Definitions.* For purposes of this section, the following definitions shall apply:

Olfactometer. A scentometer or other device used to detect and measure ambient odor dilution of odors.

Outdoor cooking. Any means of cooking or curing food outside the principal building on a lot through the use of heat or smoke, including, but not limited to, cooking by barbeque grill and meat smokers.

Particulate matter. Particles or subdivisions of solid or liquid matter suspended in a gas or liquid.

Scrubber. A device used to remove particulate matter from smoke emissions.

- B. *Purpose.* These standards and procedures are enacted pursuant to the City's police powers under Section 79.370 RSMo., "to regulate or prevent the carrying on of any business which may be dangerous or detrimental to the public health" and "pass ordinances for the prevention of nuisances and their abatement" in order to enhance the public health, safety and welfare, and prevent the entrance of excessive odorous fumes and particulate matters into the atmosphere and environment of the City of Manchester, and thereby avoid the creation of nuisances and/or presence of disturbing odors which can unreasonably disturb the peaceful enjoyment of property.

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-2240

ORDINANCE NO. 15-

- C. *Applicability.* The provisions of this section shall be applicable to all outdoor cooking activities in the C-1 and C-2 Commercial Districts of the City by persons and entities engaged in the sale of food or prepared food for sale.
- D. *Exemption.* Outdoor cooking activities conducted by civic, religious and charitable institutions which engage in such activities fewer than two (2) times per calendar year are exempt from the permitting requirements of this section. The Board of Aldermen may also waive the requirements of this section for other infrequent and sporadic outdoor cooking activities associated with charitable or community purposes if the Board believes the frequency, duration, hours of operation, location, surrounding land uses and topography, and other relevant factors make imposition of the permitting requirements hereinafter provided unnecessary.
- E. *Permit required for outdoor commercial cooking activities.* No person or entity that is in the business of selling and/or preparing food shall engage in any outdoor cooking activities without first obtaining an annual permit issued by the City, in accordance with the following standards:
1. The application for the permit or renewal shall be made in writing in form and with such information as is required by the City and an application fee of one hundred dollars (\$100.00).
 2. All applications for an initial permit or a renewal application involving a material change in the nature, duration or frequency of the proposed activity or the equipment or location to be utilized shall be accompanied by an odor dissipation study performed by an environmental engineer or other person qualified to complete such a study. An odor dissipation study must consider the following:
 - a. The density and proximity of residential districts to the proposed site of the outdoor cooking activities;
 - b. Prevailing wind patterns, atmospheric conditions and natural barriers such as trees and structures that will affect where and how far odors travel;
 - c. The proximity to existing permitted outdoor cooking activities and the potential effect of cumulative odors;
 - d. The character and strength of the odor;

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-2240

ORDINANCE NO. 15-

- e. The character and density of any particulate matter that would be produced;
 - f. The frequency and duration of intended outdoor cooking activities;
 - g. The results of any odor measurements taken utilizing an olfactometer or any other device commonly used to detect the strength of odors; and
 - h. The effect of any proposed mitigating device or practice, such as the use of scrubbers.
3. In considering an application for an initial permit or a renewal application involving a material change in the nature, duration or frequency of the proposed activity or the equipment or location to be utilized, the City shall consider the findings of the odor dissipation study and the written report of the Fire Marshal on the question of whether the proposed activity and equipment complies in all respects with best practices in fire prevention and control. In addition, and for renewal applications, the City shall also consider any other factors pertinent to the permit application such as the proximity of other land uses, topography of the area, the potential effect of siting and operation of the proposed facility on traffic, parking and public safety, demands on public services, the availability and proximity of cleaning and drainage facilities, and any other circumstances which the City may find relevant in light of the nature, duration and frequency of the proposed activity and existing uses and structures in the vicinity. The City may also condition the issuance of a permit on compliance with any requirements or recommendations of the Fire Marshal, and/or require the installation of mediation devices such as smoke scrubbers, if the City determines such conditions or devices will assist in ameliorating foreseeable adverse consequences of the proposed outdoor cooking activity. For renewal applications the City shall also consider the manner in which the permitted facility has been operated in the past, whether the permittee has consistently complied with all applicable standards and conditions and operated the permitted facility in a clean and healthful manner, and whether the permitted activity has intruded upon the peaceable enjoyment of nearby properties or caused unreasonable particulate or odor pollution.

F. *Safety standards.*

1. Outdoor cooking devices shall be constructed from non-combustible materials and shall be securely affixed to the ground at all times in order

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-2240

ORDINANCE NO. 15-

to protect against high winds and inclement weather conditions. Outdoor cooking devices shall be insulated by means of exterior "jacketing" with heat-shielding material.

2. Outdoor cooking devices shall be "skirted" around the bottom in order to mitigate against collection of debris, and the areas surrounding outdoor cooking devices shall be kept in a sufficient state of cleanliness at all times and so as not to attract vermin or insects and so as to avoid litter. Provision shall be made for the capture, collection and removal of ash, drippings, bits of food, and other detritus associated with cooking process in such a manner that the same shall not fall upon the ground.
3. Outdoor cooking devices shall be enclosed by fencing using concrete-filled bollards as fence posts for protection from vehicular traffic and for restriction of pedestrian access. In the event that an outdoor cooking device is subjected to graffiti or otherwise vandalized, immediate steps shall be taken to remove the same and remedy the situation. No signs or banners of any kind (other than a discrete manufacturer's name plate and technical data) may be affixed on or to the cooking device or surrounding equipment unless approved as part of the sign regulations applicable to the property where situated or otherwise in compliance with the City's sign regulations.
4. Outdoor cooking devices must be fueled via dedicated underground natural gas lines; no propane tanks or other removable tanks shall be permitted for fueling outdoor cooking devices.
5. Outdoor cooking devices shall not be installed and/or maintained in any one or more marked parking places on the property where situated if to do so will reduce the number of parking spots provided on the property to a number below that required by the City's Municipal Code.
6. An outdoor cooking device must be located at least three hundred (300) linear feet distant from any residential zoning district lying adjacent to the property where situated.
7. An outdoor cooking device must be located (i) at least fifty (50) linear feet distant from the closest exterior portion of any wall (including any window or door opening on or within the wall) of any building(s) within the property where situated or (ii) if there is a sidewalk alongside and serving any building(s) within the property where situated, then at least fifty (50) linear feet from the outside edge (the edge closest to the street or

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-2240

ORDINANCE NO. 15-

parking lot) of any such sidewalk alongside and serving any building(s) within the property where situated; provided that, upon request of the person or entity making application for a permit under this section, an outdoor cooking device may be located less than fifty (50) linear feet distant from the closest exterior portion of the wall of the building(s) or the closest sidewalk alongside and serving such building(s), subject to the outdoor cooking device being located to the rear of the building(s) and subject to the approval of the City and the Fire Marshal with jurisdiction over the property where the building(s) is (are) located.

8. In addition to the foregoing safety standards, construction and placement of outdoor cooking devices shall comply with all applicable fire and building codes.
- G. *Revocation of permit.* If, in the opinion of the City, an outdoor cooking device is operated in a manner that is detrimental to the area by allowing unreasonable, excessive, prolonged, or disturbing odor or smoke so as to unreasonably disturb any person or property, the City may revoke or amend the permit to operate the outdoor cooking device and abate the nuisance created thereby in accord with the procedures of this section. Any person or entity aggrieved by any determination of the City pursuant to this section may appeal the decision to the City Administrator by filing with the City Administrator a written request therefor stating wherein and why the decision is in error and specifying the facts in support of the appellant's position within five (5) days of the decision. Judicial review of the City Administrator's decision may be had by filing a petition therefor pursuant to Chapter 536, RSMo., in the Circuit Court for St. Louis County, Missouri, within ten (10) days of the manager's decision.
- H. *Penalty for violations.* Any person or entity found to have violated the provisions of this section shall be subject to the general penalty and remedy provisions set forth in sections 215.170 and 215.180 of the City's Municipal Code.
- I. Wherever the word "City" is used herein, such shall mean the City Administrator or his/her designee.

Section Two: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Agenda Item dg

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-2240

ORDINANCE NO. 15-

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN OTTENAD

BILL NO. 15-

ORDINANCE NO. 15-

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO RANI, LLC, DOING BUSINESS AS DISCOUNT LIQUOR, TO OPERATE A PACKAGE LIQUOR STORE AT 701 BIG BEND ROAD, AS PROVIDED FOR IN SECTION 405.250(C)(4)(b) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, RANI, LLC, doing business as DISCOUNT LIQUOR, has heretofore made application for a Special Use Permit to operate a package liquor store at 701 Big Bend Road (the "Property"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on August 24, 2015; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 21st day of September, 2015, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to RANI, LLC, doing business as DISCOUNT LIQUOR (sometimes referred to herein as "Holder"), to use the property at 701 Big Bend Road for the operation of a package liquor store, as provided in Section 405.250(C)(4)(b) of the Code of Ordinances of the City of Manchester.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or

INTRODUCED BY ALDERMAN OTTENAD

BILL NO. 15-

ORDINANCE NO. 15-

immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
2. Holder permitting access to the Property by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN OTTENAD

BILL NO. 15-

ORDINANCE NO. 15-

I, Venkat Nagila, Manager of RANI, LLC, doing business as DISCOUNT LIQUOR, do hereby accept, on behalf of RANI, LLC, doing business as DISCOUNT LIQUOR, the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge the intention and obligation of RANI, LLC, doing business as DISCOUNT LIQUOR to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this _____ day of _____, 2015.

RANI, LLC, d/b/a DISCOUNT LIQUOR

By _____
Venkat Nagila, Manager

**CITY OF MANCHESTER
PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

August 24, 2015

Project Information

Case: #15-SUP-013

Applicant: Rani, LLC dba Discount Liquors

Activity: Special Use Permit to operate a package liquor retail store

Zoning District: C-2 Commercial District

Address: 701 Big Bend Road

Background

The petitioner is seeking a Special Use Permit to re-locate his business from one suite in the Treetop Commercial Center to another suite within the same center. The owner has not yet obtained a Special Use Permit and City staff became aware of this fact when the petitioner came in seeking information for moving his business to a new location. This business, under its current ownership, has been in operation since 2011. Discount Liquors was owned by another owner that ran the business in its current location at 653 Big Bend Road since 2006.

The space that the petitioner wishes to move into is at 701 Big Bend Road near the end cap on the east side of the commercial center. The tenant space is 1,260 sq. ft. in size. The petitioner does not plan to do any interior building work outside of the installation of coolers and shelving. All tenants of the commercial space have access to the open parking in the center. There are approximately 284 parking spaces available which are situated in the center of commercial property facing Big Bend Road.

Attached is a copy of the Special Use Permit application form, a letter of intent from the business owner, a site plan of the interior of the tenant space, a site plan showing parking configuration, a map showing the subject property and its zoning, and photos of the property.

Staff Comments

In the C-2 Commercial District, a retail store with the sale of package liquor is allowed only by Special Use Permit. It appears that when the business first came into the City such a permit was never issued and therefore, is now required due to the petitioner's desire to move to a new location within the City.

No interior changes will be made so it does not appear that any building permits would be required for the space besides the potential need for an electrical permit for the installation of electrical cooler.

It is the Department's belief that this use will not substantially increase traffic hazards or congestion. Additionally, the use will not adversely affect the character of the neighborhood, the general welfare of the community, or the public health and safety as this use has been within our City for some time already. This use will also not overtax the public utilities. Due to these considerations, Staff recommends a favorable recommendation of this Special Use Permit application.



Agenda Item 10a APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☐ A non-refundable fee of \$300.
- ☐ Twenty (20) copies of:
 - o A plot survey/sketch/site plan, to scale and showing lot/property in question.
 - o A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
 - o Information on the number of parking spaces assigned to the space.
 - o Any other pertinent information for the Commission to review with your application.
- ☐ Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	GERSHMAN Commercial Real Estate		
ADDRESS	7801 Forsyth, 3rd floor, St. Louis, MO-63105.		
PHONE	314-862-9400	FAX	314-854-9503.

CONTRACTOR/ APPLICANT NAME	NAGILA VENKATESWARLU		
COMPANY NAME	Ravi LLC		
ADDRESS	653 Big Bend Rd, Manchester-63021 (MO)		
PHONE/EXTENSION	636-227-4062.	FAX	
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	701 Big Bend Rd, Manchester, MO-63021
LEGAL DESCRIPTION OF PROPERTY	Discount liquor. selling liquor, Beer,
LEGAL DESCRIPTION OF PROPERTY (continued)	wine, cigarettes, soda, snacks.
PROPOSED SPECIAL USE	Selling of liquor, wine, beer, cigarettes etc.
EXISTING ZONING	

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor Venkatesswarlu, N Date 8/11/2015

PLANNING AND ZONING USE ONLY

City of Manchester Permit # 15-SUP-013

Received by [Signature]
Director, Planning and Zoning and Economic Development

Fee Paid On: 8/11/15

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 24, 2015

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Andy Hixson, City Administrator
Kimberly Fels, Recording Secretary

CASES

A. **CASE #15-SP-009** – A request for Site Plan Approval has been made by Jacob Eldridge of Manchester 17, LLC for an outdoor patio addition at 17 Nationalway Shopping Center. The property is zoned PBD Planned Business District.

B. **CASE #15-SUP-013** – A request for a Special Use Permit has been made by Rani, LLC dba Discount Liquors to operate a package liquor retail store at 701 Big Bend Road. The property is zoned C-2 Commercial District.

C. **CASE #15-TXT-005** – A text amendment is proposed to Sections 405.290 of the City's Zoning Code to modify the regulations relative to the off-street parking requirements for mixed uses in the City of Manchester.

D. **CASE #15-TXT-006** – A text amendment is proposed to Sections 405.340 of the City's Zoning Code to modify the regulations relative to the requirements for business signs attached to buildings in the City of Manchester.

REPRESENTATIVES OF CASES

- **Vankit Nagila**
Rani, LLC
653 Big Bend Road
Manchester, MO 63021
636-227-4062
- **Jake Eldridge & Derek Lauer**
Manchester 17, LLC
17 Nationalway Shopping Center
Manchester, MO 63011
314-600-1600
- **City Attorney Patrick Gunn**
14318 Manchester Road
Manchester, MO 63011
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1. **CALL TO ORDER**

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2. **ROLL CALL**

Chairman Truesdell asked the Recording Secretary to take roll.

PLANNING AND ZONING MINUTES

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Andy Hixson, City Administrator	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

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Commissioner Brown made the motion to approve the minutes of August 10, 2015. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
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Commissioner Korte asked if there was going to be sufficient parking due to the loss of 6 parking spaces to accommodate the deck. City Administrator Hixson affirmed there was enough parking. Commissioner Korte also made note that there was going to be a driveway right along one of the sides of the deck and asked if there would be a curb of some sort to eliminate someone from driving into the deck. Architect Lauer said an asphalt curb should be sufficient and possibly a landscape barrier.

Commissioner Smith questioned if there were any plans for a roof on the deck. Mr. Eldridge said he wanted to get the restaurant up and running before any additions.

Alderman Clement noted there are two single doors for access to the deck from the restaurant and questioned if this would pose a problem for traffic in and out of the restaurant. Mr. Eldridge affirmed there would be direct access to the deck from the outside. Alderman Clement also asked how many tables will be seated outside on the deck. Architect Lauer stated from his recollection there would be around 12 to 16 four-tops. Alderman Clement said outdoor seating is a good idea and suggested some foliage to soften things up.

Chairman Truesdell questioned if smoking would be permitted on the deck. Mr. Eldridge confirmed that one reason why he wanted the deck for outdoor seating was to allow smoking. Chairman Truesdell wanted to make sure there was a reasonable degree of separation between the doors into the restaurant and the smoke from the deck. Mr. Eldridge and Architect Lauer established there is a vestibule area between the doors and the seating area of the restaurant.

Commissioner Labit made the motion for approval of the site plan review on CASE #15-SP-009. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

- B. CASE #15-SUP-013** – A request for a Special Use Permit has been made by Rani, LLC dba Discount Liquors to operate a package liquor retail store at 701 Big Bend Road. The property is zoned C-2 Commercial District.

Mr. Venkat Nagila spoke on the case. Discount Liquors is currently housed at 653 Big Bend Road and desires to move to space 701 Big Bend Road within the same building complex.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

Commissioner Smith made the motion for approval of the Special Use Permit on CASE #15-SUP-013. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

- C. CASE #15-TXT-005** – A text amendment is proposed to Sections 405.290 of the City's Zoning Code to modify the regulations relative to the off-street parking requirements for mixed uses in the City of Manchester.

City Attorney Patrick Gunn represented this case. The current text reads 5 parking spaces per 1000 sq ft of retail sales. Many neighboring cities require 4 spaces per 1000 sq ft for retail sales (including St. Louis County). The revised reading would include 1 parking space per 250 sq ft retail space.

Chairman Truesell confirmed that the square footage was determined by actual retail space, not including storage space for merchandise. Attorney Gunn defined this is only applicable to mixed uses business.

City Attorney Patrick Gunn informed that the motivation to this amendment is to acquire more green space and to help eliminate storm water run-off.

Commissioner Korte asked how many "mixed use" businesses are in the City that this would affect. The already built businesses would not be affected. This amendment would affect new builds. This gives the potential for more green space in the future.

City of Manchester

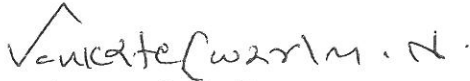
Re: Request for Emergency Legislation

To whom ever it may concern,

As owner of Discount Liquors, I would like to submit a request for emergency legislation for the special use permit for Discount Liquors on the agenda for October 5th. Discount Liquors is currently located at 653 Big Bend Road and is being relocated to 701 Big Bend Road of Treetop Shopping Center. We need to vacate the current premises immediately as the new tenant will be taking the space as of October 1st, 2015. Discount Liquors will not be able to operate until we get licensing and permitting approved.

I appreciate your consideration and attention to this matter.

Sincerely,



Venkateswarlu Nagila

Discount Liquors

Cell: (248)631-9629

Store: 636-227-4062

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15-_____

ORDINANCE NO. 15-_____

AN ORDINANCE AMENDING SUB-PART A OF SECTION 100.100 AND SUB-PART A(1) OF SECTION 210.075 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER RELATING TO THE GENERAL PENALTY PROVISIONS APPLICABLE TO VIOLATIONS OF THE CODE AND TO THE SPECIFIC VIOLATION OF FAILURE TO APPEAR IN MUNICIPAL COURT.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: Sub-part A of Section 100.100 of the Code of Ordinances of the City of Manchester is hereby amended so that such shall, hereafter, read as follows:

Section 100.100. General Penalty.

- A. Whenever, in this Code, the doing of any act, or the omission to do any act or perform any duty, is declared to be a breach thereof, or to be unlawful, prohibited or forbidden, or is deemed to be an ordinance violation and there shall be no penalty or fine declared for such breach or violation, any person who shall be convicted thereof shall be fined not more than one thousand dollars (\$1,000.00) for each offense or imprisoned for not to exceed three (3) months, or suffer both such fine and imprisonment as may be just; provided, however, that where the City and the State both prescribe the same offense, the penalty for violating the City provision shall be the same as is set by Statute (except that imprisonment may be in the City Jail) but may not exceed the maximums set forth above. In the event, however, a person shall be convicted of the same or similar violation of this Code for a third (3rd) time, then the fine imposed for such violation shall be not less than five hundred dollars (\$500.00) and the imprisonment imposed shall be for not less than five (5) days and there shall be imposed both such fine and imprisonment as the judge of the Municipal Court shall determine appropriate after considering these minimum standards for fines and imprisonment. Notwithstanding the foregoing, if a person over the age of eighteen (18) years shall be convicted for violation of the provisions of Section **210.340** or Section **210.345** of this Code for a second (2nd) time, then the fine imposed for such violation shall not be less than three hundred dollars (\$300.00) and there shall be imposed such fine as the judge of the Municipal Court shall determine appropriate, after considering this minimum standard for fines. Notwithstanding anything herein to the contrary, no penalty shall be assessed in excess of three hundred dollars (\$300.00) on any minor traffic offense as defined in Section 479.350(3) of the Revised

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 15- _____

ORDINANCE NO. 15- _____

Statutes of Missouri, nor shall there be any jail time assessed for such offenses.

Section Two: Sub-part A(1) of Section 210.075 of the Code of Ordinances of the City of Manchester is hereby amended so that such shall, hereafter, read as follows:

Section 210.075. Failure to Appear in Municipal Court.

A. A person commits the offense of failure to appear in Municipal Court if:

1. He/she has been issued a summons for a violation of any ordinance of the City of Manchester, other than a minor traffic violation as such is defined in Section 479.350(3) of the Revised Statutes of Missouri, and fails to appear before the Judge of the Municipal Court at the time and on the date on which he/she was summoned, or at the time or on the date to which the case was continued;

Section Three: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney

INTRODUCED BY ALDERMAN CLEMENT

RESOLUTION NO. 15-

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE ST. LOUIS COUNTY MUNICIPAL PARKS GRANT COMMISSION FOR RENOVATION OF THE MANCHESTER PARKS OFFICE

WHEREAS, the City of Manchester Board of Aldermen deems it necessary and proper to improve a public park facility, more specifically, the Manchester Parks Office in Schroeder Park, to better serve the City's staff, its citizens and the citizens of the surrounding metropolitan area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The Board of Aldermen of the City of Manchester hereby authorizes the submission of a grant application to the Municipal Parks Grant Commission of St. Louis County for a grant-in-aid to defer a portion of the costs of the Manchester Parks Office in Schroeder Park improvement project, such grant to be reimbursable by the Municipal Parks Grant Commission upon completion by the City.

Section Two: The Board of Aldermen hereby authorizes the City Administrator to execute the necessary documents for submission of the grant application, including a project proposal, and to later execute an agreement for a grant-in-aid from the Municipal Parks Grant Commission, should such be approved.

Section Three: If a grant is awarded, the City of Manchester will enter into an agreement or contract with the Municipal Parks Grant Commission regarding said grant.

Section Four: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

CITY OF MANCHESTER, MISSOURI

By _____
Mayor

ATTEST:

City Clerk


APPROVED AS TO LEGAL FORM

City Attorney



MEMORANDUM

TO: Mayor David L. Willson and Members of the Board of Aldermen

FROM: Ruth Baker, City Clerk 

DATE: October 2, 2015

SUBJECT: APPLICATIONS FOR NEW LIQUOR LICENSES

The Manchester Police Department completed investigation of the following two pending new liquor license applications, and it is recommended that due consideration be given to the issuance of these licenses.

NEW LIQUOR LICENSE APPLICATIONS

Liquor License for the sale of intoxicating liquor and beer in the original package, including Sundays:

Rani, LLC, d/b/a Discount Liquors

(This is a new license because of a change of location from 653 Big Bend to 701 Big Bend.)

Restaurant bar liquor license for the sale of intoxicating liquor and beer by the drink in a restaurant bar for consumption on the premises, including Sundays:

Little Tokyo Steak House

Your consideration of these applications is appreciated.